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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S.TANKERSLEP TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Southern Machinery Company , a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

Bankers Trust of South Carolina, N. A.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that piece, parcel or lot of land together with all buildings and improvements thereon in Chick Springs Township, Greenville County, State of South Carolina, on the northerly side of Brushy Creek Road, about one-half mile from the City of Greer, containing 17.66 acres, more or less, being known and designated as Lot No. 3, on a Plat of the Property of W. L. Henderson Estate, made by H. S. Brockman, Reg. Surveyor, on February 26, 1953, and amended on November 26, 1956, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book FF, at page 508, and having according to a more recent Plat entitled "Survey for Somaco Investment Co., Inc.", made by Piedmont Engineering Service, dated April, 1961, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the Brush Creek Road and running thence along the line of a lot now or formerly belonging to Thomas Edwin Bennett and Aljean H. Bennett, N. 55-30 W., 216.4 feet to an iron pin; thence continuing along the line of said Bennett lot, S. 29-15 W., 200 feet to an iron pin; thence along the line of property now or formerly belonging to Mrs. George Jones, N. 55-30 W., 960.5 feet to an iron pin in the center of the northbound track of the Southern Railway Company; thence with the center of the northbound track of the Southern Railway Company, as the line, the following courses and distances, to-wit: N. 54-46 E., 333.0 feet to an iron pin, N. 62-04 E., 200 feet to an iron pin, N. 63-46 E., 400 feet to an iron pin; thence along the line of property now or formerly belonging to J. F. Green Estate, S. 57-00 E., 835.5 feet to an iron pin in the center of the Brushy Creek Road; thence with the center of the Brushy Creek Road as the line, the following courses and distances, to-wit: S. 66-01 W., 100 feet to an iron pin, S. 55-31 W., 100 feet to an iron pin, S. 43-42 W., 100 feet to an iron pin, S. 36-36 W., 100 feet to an iron pin, S. 31-31 W., 100 feet to an iron pin, and S. 27-50 W., 184.2 feet to an iron pin, the beginning corner.

EXCLUDING HOWEVER, such portion of the above described property as may be included within the right of way of the Southern Railway Company.

The above described property is the same conveyed to Southern Machinery Company by deed of Southern Distributors, Inc. recorded in the RMC Office for Greenville County, S.C., in Deed Book 764 at page 297.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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