LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTCAGE OF REAL ESTATE

etc. 1542 FASE 15

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGACE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe Toates and Tim Toates

Robert E. Tucker, Broadus W. Tucker and

(hereinafter referred to as Mortgagor) is well and truly indebted unto George M. Tucker

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eighty Three Thousand Seven Hundred Fifty Four and 03/100

Dollars (\$ 83,754.03) due and payable

as set out in promissory note of even date

TRACKARY KARANI KARANI

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All that piece, parcel or tract of land lying, being and situate on the Southwest side of the Enoree River, in Butler Township, County and State aforesaid, containing Eighty (80) acres, more or less, and having the following courses and distances, to-wit: Beginning at a birch on the Enoree River at corner of lands now or formerly owned by Mrs. White, and running thence along the Mrs. White proexty line \$.50 W.1297 feet to a stone; thence N.44 W.798 feet along the W.H. Abbott property line to a stake; thence \$.40-30 W.132 feet to a stake; thence continuing along the Abbott line N.44 W.1650 feet to a stake; thence N.40-15 E.165 feet to a stake; thence N.70 E.606 feet to a stake; thence N.16 E.140 feet to a stake; thence N.53 E. along the branch 670 feet to a corner on the Enoree River to the mouth of the branch; thence down said Enoree River, S.34-30 E.420 feet to a turn; thence S.53-15 E.860 feet to another turn; thence S.41-45 E.455 feet to a turn; thence S.31-15 E.570 feet to the beginning corner. Bounded by the Enoree River, and by lands now or formerly owned by Mrs. White, W.H. Abbott and probably others.

This being the same property conveyed to Mortgagors by deed of Robert E. Tucker, Broadus W. Tucker and George M. Tucker, of even date, to be recorded herewith.

Also see plat prepared for Joe Toates and Tim Toates by Clelland A. Tyson, RLS, on May 12, 1981, to be recorded herewith.

Mortgagee's Address: Rt.1

Dur, 5e 29651

POCUMENIANY 33527

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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