

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1560 PAGE 446

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILSON FARMS COMPANY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA
Post Office Box 608
Greenville, S.C. 29602

(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 Sixty Five Thousand

Dollars (\$ 65,000.00) due and payable

in full ninety (90) days from date

with interest thereon from date at the rate of 17.25% per centum per annum, to be paid:

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 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

ALL that piece, parcel or tract of land, in Greenville County, State of South Carolina, together with all improvements and appurtenances to the property, about 16 miles from the City of Greenville on branch waters of Mush Creek and having the following description, to-wit:

BEGINNING on a post oak on the side of the road leading from the Mountains to the Pickens Road and running thence N. 51 E., 19.80 chains to a stone 3x on a branch along property line of land now or formerly belonging to A. M. Taylor; thence down the meander of the branch (with the land now or formerly belonging to A. M. Taylor) to its intersection with another small branch (on the property line of land now or formerly belonging to J. Calaways); thence up the meanders of said small branch (with the property line of land now or formerly belonging to J. Calaways) to a stone at the head of the branch (along the property now or formerly belonging to R. Strouds); thence S. 8 1/5 E., 4.75 chains to a stone 3x; thence S. 51 E., 6.40 chains to a stone 3x; thence S. 24 1/2 E., 5.12 chains to a stone in the Pickens Road near the Buncombe Road; thence along said Pickens Road to the crossing at R. J. Baileys corner, (said corner known by the name of R. Bailey in 1982); thence along the meanders of the road leading to the Mountains with land now or formerly belonging to R. Bailey to the beginning corner, containing 130 and 1/2 acres, more or less.

LESS, HOWEVER, AND EXCEPTING THEREFROM, ALL that certain piece, parcel or lot of land situate, lying and being near Travelers Rest, in the County of Greenville, State of South Carolina, and known and designated as a tract containing 3.0 acres according to plat prepared by W. R. Williams, Jr., dated June 26, 1978, entitled "Property of G. Herman Walker, III", recorded in the RMC Office for Greenville County in Plat Book 6M at Page 74, and according to said plat, has the following metes and bounds, to-wit:

Continued on Attached Schedule "A"

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 such 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 it 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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