F FC CS.C.

ECON 1565 PAGE 480

STATE OF SOUTH CAROLINA

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

WHEREAS, BALLARD CONCRETE CO., INC.

50%

(hereinefter referred to as Mortgagor) is well and truly indebted up to CAROLINA NATIONAL BANK

in accordance with terms of note dated March 9, 1982

ж*ыла ұма* қылық ақы ақы жа ХХХХХХХХ ке изикинеление изикены

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 Mortgagoe 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 Mortgagoe, its successors and assigns:

"All that certain piece, parcel or tot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the south side of Woodlark Street, frontage road to Highway I-385, said tract containing lots 15 and 16, and portions of Lots 17, 18 and 19 of a subdivision known as Buckwood and being more particularly described as follows, according to a plat entitled "C.J. Hughes Estate" dated June 1968, by Webb Serveying & Mapping Co.:

Beginning at an iron pin in the edge of the right of way on the south side of Woodlark Street, frontage road to Highway I-385, which pin is located at the northwestern corner of Woodland Homes property, and running thence with the Highway right of way N. 54-32 W. 156.8 feet to an iron pin; thence continuing with said right of way N. 78-55 W. 160.9 feet to an iron pin; thence continuing with said right of way S. 73-47 W. 52.8 feet to a point in the center of a stream; thence leaving said right of way and running with the stream as the line S. 35-12 E. 49.93 feet to a point; thence continuing with the stream S. 49-02 E. 240 feet to a point in the line of Woodland Homes property; thence with the Woodland Homes property as the line N. 54-26 E. 156.3 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by Deed of The Peoples National Bank, Greenville, South Carolina, Trustee Under the Will of George J. Hughes, Deceased, of Trust No. 2 of the Estate of George J. Hughes dated October 18, 1968 and recorded in the RMC Office for Greenville County, South Carolina on October 22, 1968, in Deed Book 854 at page 425.

All that piece, parcel or lot of land in Greenville County, State of South Carolina situate between Laurens Poad and Lowndes Hill Road and containing approximately 15 acres, more or less, with possibly an addition of 3 acres, which would be that 3 acres over which the C. & WC Railroad has a right of way and having the following metes and bounds, to-wit:

(Please see attached sheet)

802

STATE OF THE PROPERTY OF THE P

Together with all and singular rights, members, harditaments, and oppurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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, att and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants trief it is lawfully saized 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 from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

1

والمنافقة المنافعة والمنافعة المنافعة المنافعة المنافعة المنافعة المنافعة المنافعة المنافعة المنافعة المنافعة

00(

→ι

44.4