MORTGAGE OF REAL ESTATE FOSSES of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1002 FAGE 165

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 13

107 Sunset Court Fountain Inn, SC

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

John D. Hollingsworth WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Patricia L. Armstrong

(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 One Hundred Thirty Thousand Four Hundred Forty and No/100ths

----- Dollars (\$ 130,440.00) due and payable in twenty-five (25) equal annual installments of \$14,370.32 each, payments to be applied first to interest on the unpaid balance and then to principal. Payments shall commence on April 14, 1984, and continue on the 14th day of April thereafter until paid in full,

per centum per annum, to be paid: as set forth with interest thereon from April 14, 1983 at the rate of ten per centuabove - Schedule "A" attached hereto and made a part hereof.

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, the Mortgagee's heirs, successors and assigns:

> ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being shown as a 217.4 acre tract according to a plat entitled "Survey for John D. Hollingsworth" by James R. Freeland & Associates, dated April 7, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located in the center of Sweet Water Road at the joint corner of property herein conveyed and property now or formerly of Dorothy F. Tuten Smith and running thence with the center of Sweet Water Road, the following courses and distances, to-wit: S. 6-55 W. 20.40 feet, S. 82-13 W. 88.09 feet, S. 70-13 W. 75 feet, S. 64-14 W. 91.81 feet, S. 72-39 W. 59.66 feet, S. 88-34 W. 77.30 feet, and N. 81-55 W. 469.28 feet to a point; thence leaving Sweet Water Road and running N. 32-05 W. 1,293.2 feet to a nail and cap located in Cedar Falls Road; thence with Cedar Falls Road, the following courses and distances: N. 22-07 W. 11.7 feet, N. 30-55 E. 117.11 feet, N. 31-32 E. 76.44 feet, N. 28-51 E. 84.87 feet, N. 19-14 E. 88.25 feet, N. 12-14 E. 118.05 feet; thence leaving Cedar Falls Road and running N. 23-18 W. 212.33 feet to a point in line of property now or formerly of Missouri Hudson; thence with line of property now or formerly of Missouri Hudson, N. 65-13 E. 1,318.84 feet to an iron pin; thence N. 10-37 E. 169.68 feet to an iron pin; thence N. 61-24 E. 1,257.56 feet to a point in a creek; thence with the creek N. 13-02 W. 181.99 feet to a point at the corner of intersection of the creek and Reedy River; thence with the Reedy River as the line the following courses and distances, to-wit: N. 54-40 E. 134.35 feet, N. 26-16 E. 403.92 feet, N. 55-36 E. 461.87 feet, N. 36-54 E. 263.72 feet, N. 18-01 W. 163.60 feet, N. 66-40 W. 299.89 feet, N. 2-20 E. 387.83 feet, N. 34-40 E. 509.81 feet, N. 26-49 E. 312.75 feet, N. 60-00 E. 255.25 feet, S. 76-48 E. 160.26 feet, S. 56-24 E. 215.27 feet, S. 32-47 E. 145.95 feet, S. 40-08 W. 401.15 feet, S. 9-50 E. 757.05 feet, S. 46-40 E. 167.96 feet, S. 72-09 E. 224.54 feet, S. 44-10 E. 146.31 feet, S. 33-56 E. 434.27 feet, S. 40-25 E. 380.07 feet; thence leaving Reedy River and running with the line of property now or formerly of L.F. Allison, S. 56-31 W. 1189.85 feet to an iron pin; thence S. 81-04 W. 422.31 feet to an iron pin; thence S. 45-00 E. 495 feet to an iron pin; thence S. 1-00 W. 396 feet to an iron pin; thence N. 79-03 W. 762.96 feet to an iron pin; thence S. 75-00 W. 311 feet to an iron pin; thence S. 42-31 E. 1,292.94 feet to an old stone; thence S. 86-17 W. 1032.45 feet; thence S. 71-39 W. 1870.64 feet to a fence corner post; thence S. 9-10 E. 31 feet to a point; thence S. 71-20 E. 834.07 feet to an iron pin in the center of Sweet Water Road, the point of beginning. (continued on rider attached hereto)

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

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