LAW OFFICES OF EATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

FREAL ESTATE RAY 1 4 57 PM 3-1

MORTCAGE OF REAL ESTATE

VOL 1661 PASE 409

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORNIN SATISMENSLEY R.H.C.

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

WHEREAS, B & H Partnership, a South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinaster 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 Seventy-Five Thousand and No/100-----

____Dollars (\$ 75,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE.

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, about four miles north of Travelers Rest on the western side of Highway No. 25 at Belview and containing 28.3 acres, more or less. For a full description by metes and bounds, courses and distances, reference is hereby made to the deed from W. E. Hart to Janie S. Hart, which deed is recorded in the RMC Office for Greenville County in Deed Book 279 at Page 317. The metes and bounds of this property will be "more or less" as the acreage has been decreased by a road cut through a portion of said property and thereby is subject to a highway right of way.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, on the western side of U. S. Highway 25 and north of its intersection with Belvue Road, containing 19.87 acres according to a plat prepared by W. R. Williams, Jr., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in an old ford in the old road bed at the joint corner of property now or formerly belonging to Peterson and running thence with the old road bed, S.05-24 E. 367.2 feet to a point at the edge of the right of way of U. S. Highway No. 25; thence along the right of way of said Highway, the following courses and distances: S.22-15 W. 97.1 feet, S.24-26 W. 197.6 feet, S.28-21 W. 197.5 feet, and S.32-09 W. 175 feet to an iron pin at the joint corner of property now or formerly belonging to Hawkins; thence with the joint line thereof the following courses and distances: N.20-57 W. 193.6 feet to an old iron pin, N.57-42 W. 81 feet to an old iron pin, N.77-33 W. 72.3 feet to an old iron pin, S.77-15 W. 198.6 feet to an old axle, N.48-49 W. 208.2 feet to an old iron pin at a pine, S.57-13 W. 171 feet to an old iron pin in a ditch, and N.45-37 W. 395.4 feet to an iron pin in the line of property now or formerly belonging to Hadden; thence along the Hadden property line, N.31-08 E. 599.9 feet to an old iron pin; thence continuing with the Hadden line, S.87-28 E. 627.3 feet to an iron pin at the corner of property now or formerly belonging to Peterson; thence along the Peterson property line, S.81-54 E. 322.3 feet to a point in an old ford in the old road bed, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deeds of Hawkins Enterprises, Inc. recorded in the RMC Office for Greenville County in Deed Book 1154 Pages 957 and 958 on September 11, 1981.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX

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.

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

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