MORTGAGE OF REAL ESTATE

MORTGAGEE'S ADDRESS: P. O. Box 845, Greenville, S. C. 29602.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MAY 15 10 39 14 131 TO ALL WHOM THESE PRESENTS MAY CONCERN:
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WHEREAS, T. Walter Brashier & Gu C

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter S. Griffin

(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 Four Hundred Sixty-Seven Thousand Eight Hundred Eighty and

No/100-----Dollars (\$467,880.00) due and payable

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, being shown and designated on plat entitled "Survey for T. Walter Brashier", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated May 14, 1984, recorded in the RMC Office for Greenville County in Plat Book of the Page of the page of the page of the plat Book of the Page of the page

BEGINNING at a nail and cap located in the center of Garlington Road (S-564) at the intersection of Garlington Road and Dublin Road (S-580) and running thence with the center of Garlington Road, S.49-32 W. 156.42 feet to a nail and cap; thence S.43-57 W. 116.66 feet to a nail and cap; thence turning and running N.48-45 W. 770 feet to an iron pin; thence turning and running S.57-30 W. 85 feet to an iron pin; thence turning and running N.43-45 W. 435 feet to an iron pin; thence turning and running S.59-30 W. 500 feet to an iron pin; thence turning and running S.46-51 W. 278.7 feet to an iron pin; thence turning and running N.77-14 W. 811.85 feet to an iron pin; thence turning and running N.75-10 W. 2.20 feet to an iron pin located in the eastern right of way of Interstate 85; thence turning and following the eastern right of way of Interstate 85, N.53-39 E. 940.89 feet; thence running N.50-07 E. 378.36 feet to an iron pin; thence turning and leaving the right of way of Interstate 85 and running S.75-10 E. 913.68 feet to a nail and cap located in the center of George Allen Drive; thence turning and running S.10-49 W. 273 feet to an iron pin; thence turning and running S.64-36 E. 319.89 feet to a nail and cap located in the center of Dublin Road; thence following the center line of Dublin Road, S.03-08 E. 36.63 feet to a nail and cap; thence S.15-05 E. 86.75 feet to a nail and cap; thence S.39-49 E. 80.11 feet to a nail and cap; thence S.51-06 E. 346.74 feet to a nail and cap; thence S.37-00 E. 108.74 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of Walter S. Griffin recorded in the RMC Office for Greenville County of even date herewith less a 15.00 acre tract located on the western side of Garlington Road.

THE Mortgagee shall release at any time any portion of the within described property upon the payment by the Mortgagor of \$20,000.00 per acre. The annual installments shall apply toward this release provision. Provided, however, that any remaining unreleased land shall have access to public road.

THE mailing address of the Mortgagee herein is:

IF this indebtedness is paid in full within eighteen (18) months from date, there will be no interest charged.

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



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