

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
(CORPORATION)

FILED
JUN 1 10 54 AM '77
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, LAND FUND, LTD., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia T. Campbell, James D. Templeton, Lala T. Wham, Guy Nel T. Taylor and John H. Templeton

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Twenty-two Thousand Seven Hundred Forty One and 65/100 ----- Dollars (\$22,741.65) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 7% per centum per annum, to be paid as provided for in said note; and, Mortgagees agree to release tracts of land from Note and Mortgage for consideration based upon \$1,000.00 per acre. All such release payments to be applied to the next ensuing installment due under Note and Mortgage.

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 and tract of land consisting of 27.83 acres, more or less, situate, lying and being on the south and east side of Fairview Road (S. C. Highway 418) in the County of Greenville, State of South Carolina, being shown and designated on a survey of property of Land Fund, Ltd. made by C. O. Riddle, R.L.S. on May 4, 1973 which plat is recorded in the Greenville County R.M.C. Office in Plat Book 42 at Page 41, and having the following description:

BEGINNING at an iron pin at southeast side of S.C. Highway 418 (Fairview Street) corner with property now or formerly of Virginia O. Campbell and running thence S 32-51 E. 195.6 feet to an iron pin; thence N 57-06 E. 213.3 feet to an iron pin on line of property of Woodside Mills near corner of property now or formerly of Teddy Joe and Erma P. Atkinson; thence S 37-06 E. 124.05 feet to an iron pin corner with property now or formerly of Woodside Mills; thence S 3-27 W. 564.7 feet to an iron pin; thence N 56-35 E. 223 feet to an iron pin near a branch; thence with the old branch run S 5-36 W. 191 feet to an iron pin; thence S 24-10 W. 145 feet to a point in or near the branch then the following courses and distances along and with the said branch with the branch being the line; S 6-38 W. 350 feet and S 8-48 W. 132.5 feet to an iron pin corner with property now or formerly of Paul E. Gault and H. Zed Jones, Jr.; thence N 82-29 W. 256.9 feet to an iron pin; thence S 2-23 E. 411.2 feet to an iron pin corner with property now or formerly of Nita D. Nelson; thence N 79-00 W. 867 feet to an iron pin; thence N 60-37 W. 576 feet to an iron pin on corner with property now or formerly of William F. Coleman, et al; thence S 78-07 E. 348 feet to a point in the center of Fairview Street; thence with Fairview Street N 68-20 E. 140.5 feet to a point; N 30-20 E. 132 feet to a point; N 1-35 E. 297 feet to a point and N 37-20 E. 67 feet to a point; thence leaving Fairview Street and running thence with property now or formerly of J. R. Thomason S 66-14 E. 588 feet to an iron pin and stone; thence N 6-01 E. 483.5 feet to an iron pin and stone; thence N 88-18 W. 225 feet to an iron pin corner with property now or formerly of Fountain Inn Builders, Inc.; thence N 58-00 E. 210.6 feet to an iron pin; thence with line of property now or formerly of John W. and Willie Mae E. Bridges N 30-31 W. 189.3 feet to an iron pin; thence with line of property now or formerly of Revendy and Nancy together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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.

J. Tucker N 60-03 E. 99.5 feet to an iron pin and N 31-01 W. 199.9 feet to a point in S.C. Highway 418; thence along and with said S.C. Highway 418 (Fairview Street) N 57-14 E. 235.9 feet to the point and place of beginning. (over)