

REH Mortgagee's mailing address: P. O. Box 608, Greenville, S. C. 29602

State of South Carolina )

VOL 1469 PAGE 687

FILED GREENVILLE CO. S. C.

Mortgage of Real Estate

County of Greenville )

as of JUN 11 11 39 AM '79

THIS MORTGAGE made by DONNIZ IS BANKERS TRUST OF SOUTH CAROLINA R.M.C. May 19 79

by Charles McAfee Jr. and Sweetwater, Inc. of Greenville

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Charles McAfee Jr. is indebted to Mortgagee in the maximum principal sum of Ten Thousand Sixty Nine and 04/100----- Dollars (\$ 10,069.04 ), which indebtedness is evidenced by the Note of Charles McAfee Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Five (5) years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 10,069.04 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, containing 194.50 acres, more or less, as is more fully shown on a plat of property prepared by Dan E. Collins, R. L. S., dated May 2, 1960, revised September 4, 1965, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 145, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 177, an iron pin being located on the northern bank of said South Carolina Highway No. 177 in the line of property of Timberlands, Inc., and running thence along the line of property of Timberlands, Inc. and property of Dock Thompson, N. 44-37 W. 1550 feet, more or less, to a stone x in the line of property of Timberlands, Inc.; thence along the boundaries of land of Timberlands, Inc. the following courses and distances: N. 0-10 E. 327 feet to an iron pin; N. 58-20 E. 429 feet to an iron pin; N. 5-00 W. 538 feet to a stone; running thence N. 43 E. 178 feet to a stone; thence N. 8-30 E. 949 feet to a stone; running thence S. 86-30 E. 1,006 feet to a stone; thence N. 29-30 E. 875 feet to a stone and iron pin; running thence N. 30-00 E. 993 feet crossing Long Branch to a stone and iron pin; running thence S. 29-00 E. 945 feet recrossing said Long Branch to a stone; running thence N. 53-30 E. 127 feet again recrossing said Long Branch to a stone x in the line of property of Ollie Lee; running thence with line of said property, S. 24-50 E. 709 feet, twice crossing said Long Branch to a point; running thence S. 29-43 E. 843 feet, thrice crossing said Long Branch to a forked white oak (down) and iron pin in the line of property of Jane E. Gosnell; running thence along the line of property of Jane E. Gosnell and Kate Emery, S. 72-38 W. 2175 feet to an iron pin; running thence with the line of property of said Kate Emery, S. 31-10 W. 1072 feet to an iron pin; running thence with the line of property of Kate Emery, S. 35-20 E. approximately 336 feet to a point in the center of said South Carolina Highway No. 177, a stone and an iron pin being located on the southern side of said road; and running thence along the center of said South Carolina Highway No. 177, following its courses, approximately 900 feet, more or less, to the point of beginning. (continued...)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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