

State of South Carolina

JAN 29 12 49 PM '81

BOOK 1531 PAGE 124

DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 28th day of January, 19 81

by B & A PROPERTY COMPANY, a General Partnership

(hereinafter referred to as "Mortgagor") and given to MANNING W. JONES and LOIS O. JONES

(hereinafter referred to as "Mortgagee"), whose address is 1300 Pelham Rd., Greenville, S.C. 29615

WITNESSETH:

THAT WHEREAS B & A PROPERTY COMPANY, a General Partnership is indebted to Mortgagee in the maximum principal sum of Eighty-Seven Thousand Nine Hundred Four and No/100 Dollars (\$ 87,904.00), which indebtedness is

evidenced by the Note of B & A PROPERTY COMPANY, a General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is four 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 \$ 87,904.00 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 piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 12.83 acres, more or less, as shown on plat thereof entitled "Property of Paul C. Aughtry, III and John A. Bolen", dated August 7, 1980, prepared by Gould & Associates, Surveyors, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the right-of-way of Pelham Road at the joint corner of the within tract and property belonging now or formerly to A. B. Painter and running thence along the joint line of said tracts S. 6-00 E., 344.07 feet to an old iron pin; thence, continuing S. 6-00 E., and along the line of the within tract and property now or formerly of Shadow Oaks Racquet Club, 443.4 feet to an old iron pin in the line of the within tract and at the rear corner of Lot 16, Pelham Woods Subdivision, Section One; thence along the rear line of Lots 16, 17, and 18, S. 6-00 E., 373.57 feet to an old iron pin at the joint rear corner of Lots 18 and 19, Section One, Pelham Woods Subdivision in or near Rocky Creek; thence, along Rocky Creek, the centerline of which is the property line, the following traverses and distances: N. 66-00 W., 101 feet; N. 41-25 W., 116.9 feet; N. 64-40 W., 56.1 feet; N. 52-46 W., 232.5 feet; S. 84-22 W., 237 feet; S. 82-29 W., 27 feet; S. 8-31 E., 127 feet; and S. 30-10 W., 57.3 feet to a "X" mark on a rock; thence leaving said creek and running along the joint line of the within tract and a tract now or formerly of Lois D. Jones, N. 10-32 W., 971.4 feet to a nail and cap in the center of Pelham Road; thence, with the center of said road N. 81-45 E., 319 feet to a nail and cap, the joint corner of the within tract and a tract of 2.00 acres, property now or formerly of Russell M. and Ann J. Poore; thence, along the joint line of said tracts S. 6-56 W., 415 feet to an old iron pin; thence N. 81-45 W., 210 feet to an old iron pin; thence S. 6-56 E., 415 feet to a nail and cap in the center of Pelham Road; thence, along the center of Pelham Road N. 81-45 E., 210 feet to a nail at the joint corner of the within tract and property now or formerly of A. B. Painter, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Manning W. and Lois O. Jones recorded in the Greenville County REC. Office in Deed Book 1141 at Page 693 on the day of January, 1981 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).

0 1 2 3 4

4328 RV-2