

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CO. S. }  
MORTGAGE OF REAL ESTATE  
WHOM THESE PRESENTS MAY CONCERN:  
DONNIE STANKERSLEY  
R.M.C.

WHEREAS, T. Walter Brashier

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank, as Executor and Trustee under the Will of Dr. T. E. Coleman

(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 Three Hundred Thousand and No/100-----

----- Dollars (\$ 300,000.00 ) due and payable

in six (6) annual installments of \$50,000.00 each, beginning one (1) year from date, together

with interest thereon from June 13, 1981 at the rate of twelve per centum per annum, to be paid: quarterly on the declining unpaid balance.

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, 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, containing 134.0 acres, said tract is shown on a Plat entitled "Survey for T. Walter Brashier", prepared by William and Plumblee, Inc., Engineering and Land Surveying, dated March 31, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-N at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike at the intersection of U.S. Hwy. 25 and Coleman Road, and running thence with the right-of-way of U.S. Hwy. 25, S.26-38 W. 942.4 feet to an iron pin; thence N.59-30 W. 557.5 feet to an iron pin; thence N.30-45 E. 290.4 feet to an iron pin; thence S.58-13 W. 500 feet to an iron pin; thence N.31-14 W. 870.4 feet to an iron pin; thence N.60-39 W. 427 feet to an iron pin; thence N.60-56 W. 231.8 feet to an iron pin; thence S.42-00 W. 842.5 feet to a nail and cap in the center of Tubbs Mountain Road; thence with the center of said Road, N.10-27 W. 706.4 feet to a nail and cap; thence continuing with the center of said Road, N.14-05 W. 230.1 feet to a nail and cap; thence continuing with the center of said Road, N.16-52 W. 199.9 feet to a nail and cap; thence continuing with the center of said Road, N.18-59 W. 99.9 feet to a nail and cap; thence N.69-27 E. 363.3 feet to an iron pin; thence N.50-49 E. 687 feet through an iron pin on the eastern side of Enoree River to a point in the center of Enoree River; thence with the center of said River, N.56-07 E. 478.7 feet to a point in the center of said River; thence N.49-14 E. 221.7 feet to a point in the center of said River; thence N.48-57 E. 506.7 feet to a point under the bridge in the center of said River; thence continuing with the center of said River, N.66-26 E. 1,297.4 feet to a point in the center of said River; thence leaving said River, S.39-58 W. 335 feet to an iron pin; thence S.05-13 W. 1,890.2 feet to an iron pin; thence S.61-04 E. 547.2 feet to an iron pin in Coleman Road; thence with Coleman Road, S.04-08 W. 185.5 feet to a nail and cap in the center of said Road; thence S.08-37 W. 259 feet to a spike, the point of beginning.

THE Mortgagor has the right to prepay at any time without penalty.

THE Mortgagee agrees to release such acreage from the mortgage as is reasonably requested by Mortgagor. The release price per acre is to be negotiated and agreed upon at the time of the release.

THIS is the same property as that conveyed to the Mortgagor herein by deed from The South Carolina National Bank, as Executor and Trustee under the Will of Dr. T. E. Coleman, dated April 21, 1981, and recorded in the RMC Office for Greenville County in Mortgage Book 1146 at Page 686 on April 21, 1981.

THE mailing address of the Mortgagee herein is: P. O. Box 969  
Greenville, S. C. 29602

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.

4. 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.

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