

Brown, Byrd, Blakely, Massey, Leaphart & Stoudermire, P.A., 700 East North Street, Greenville, SC

MORTGAGE OF REAL ESTATE

LOVE, THORNTON, ARNOLD & THOMASON

Lucile C. Meares

Route 1

Marietta, SC 29661

BOOK 1546 PAGE 868

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1550 PAGE 933

WILSON FARMS COMPANY

ASSIGNMENT FILED AND RECORDED

25th DAY OF July 1981

REM VOL 1550 PAGE 933

AT 10:14 O'CLOCK A.M. NO. 5037

Donnie S. Tankersley

R.M.C. FOR GREENVILLE COUNTY, S.C.

WHEREAS, WILSON FARMS COMPANY, a General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto LUCILE C. MEARES

(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 Ninety Thousand and No/100

Dollars (\$90,000.00---) due and payable

as provided in said note,

in said note

with interest thereon from date at the rate of as provided per centum per annum, to be paid as provided in said note.

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 or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land, in the State and County aforesaid, situate, lying and being at River Falls in Greenville County and having, according to a plat of property of J. S. Myers by Piedmont Engineering Service dated July 18, 1949, the following metes and bounds, to-wit:

BEGINNING at a point in the middle of Jones Gap Road and turning thence with the line of other property of J. S. Myers N. 22 E., 114 feet to a point in the middle of the Middle Saluda River; thence with the centerline of said river the traverse line thereof being the following courses and distances: N. 80-52 E., 189.2 feet; N. 72-09 E., 170.5 feet; N. 78 E., 193.4 feet; S. 84-06 E., 208.2 feet; S. 76-15 E., 128 feet; thence leaving said river and along the line of other property of J. S. Myers S. 22 W., 416 feet to an iron pin in the center of the Jones Gap Road; thence with said road the following courses and distances: N. 66-41 W., 327 feet; N. 75-10 W., 218.2 feet; N. 82-10 W., 246 feet to a point in the center of said Jones Gap Road and the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Lucille C. Meares recorded in the Greenville County RMC Office in Deed Book 1151 at Page 659 on 7-14 1981.

This mortgage is given in order to secure a portion of the purchase price of the above property.

This mortgage is subject to a lease agreement between the parties covering the above-described premises of even date herewith.

FOR MORTGAGE TO THIS ASSIGNMENT SEE REM BOOK 1546-PAGE 868

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FILED
GRANT COUNTY, S.C.
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DONNIE S. TANKERSLEY
R.M.C.
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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 36 00

FOR VALUE RECEIVED, I do hereby assign, transfer and set over the within mortgage and the note which secures it to (W. B. Meares) this 25 day of July, 1981.

WITNESS: Donnie S. Tankersley
Ruby W. Meares

Lucille C. Meares

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 herefrom, 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.

Assignment RECORDED AUG 25 1981 at 10:14 A.M.

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 hereinaforesaid 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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