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GREENVILLE CO. S. C.

BOOK 1292 PAGE 159

MORTGAGE OF REAL ESTATE—Office of Wycle, Borgess, Freeman & Parham, P.A. Greenville, S. C.

DONNIE S. TANKERSLEY
R.H.C.

GEORGIA
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF ~~GREENVILLE~~
FULTON

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

KENNETH L. BURSON

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE FIRST NATIONAL BANK OF ATLANTA (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 FOUR HUNDRED THOUSAND AND NO/100-----DOLLARS (\$ 400,000.00-----) with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid as follows: Interest only at said rate shall be due and payable on the first day of each month beginning on the first day of October, 1973, and continuing through and including the first day of March, 1974, and thereafter on the first day of April, 1974, the entire outstanding principal balance together with all accrued and unpaid interest thereon shall be due and payable in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with improvements thereon, lying and being in the City of Greenville, County of Greenville, State of South Carolina, consisting of approximately 11.394 acres, as shown on a plat prepared by Charles F. Webb, RLS, dated June, 1973, entitled "Plat for Kenneth L. Burson", recorded in the RHC Office for Greenville County, South Carolina, in Plat Book 5B, at page 29, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin located on the northern side of the right-of-way of Woods Lake Road, thence N. 89-09 W. 1039.7 feet to an iron pin located on the Southeastern corner of a triangular shaped parcel on the northeastern side of the intersection of Woods Lake Road and a Frontage Road, said triangular-shaped parcel being subject to a right-of-way of the S. C. Highway Department; thence along the eastern boundary of said right-of-way N.22-25 W 57.9 feet to an iron pin located on the Southeastern side of the right-of-way of said Frontage Road; thence along said right-of-way the following courses and distances: N. 42-17 E. 163.4 feet to an iron pin, N. 29-16 E. 136.6 feet to an iron pin, N. 32-21 E. 139.8 feet to an iron pin, N. 44-32 E. 60.5 feet to an iron pin, N. 58-10 E. 67.0 feet to an iron pin, and N. 73-54 E. 96.4 feet to a concrete monument located on the southern side of the right-of-way of U.S. Highway I-385; thence along the southern side of said right-of-way N. 83-30 E. 588.5 feet to an iron pin; thence S. 3-12 E. 600.0 feet to an iron pin, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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