

GREENVILLE CO. S. C.
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BOOK 1435 PAGE 988

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BY ME S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Quail Ridge Properties, A Joint Venture,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Six Thousand Seven Hundred Thirty-six and 25/100

----- Dollars (\$ 6,736.25) due and payable

according to the terms of promissory note executed of even date herewith

with interest thereon from _____ date at the rate of 9 per centum per annum, to be paid:
as stated in promissory note referred to above.

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:

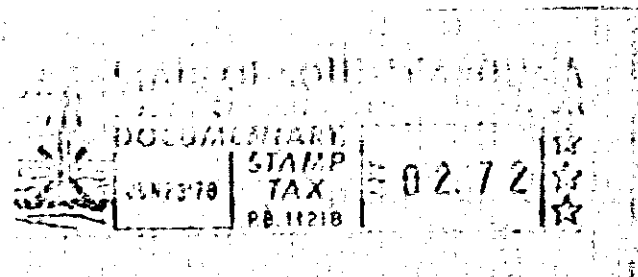
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, on the northwestern side of Devenger Road, being known and designated as Lot No. 1 as shown on plat entitled "Property of Patterson-Taylor Builders, Inc.", dated June, 1976, prepared by C. O. Riddle, Registered Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 5U, at Page 64, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Devenger Road at the joint front corner of the premises herein described and property now or formerly of James M. McCorkle and running thence with the line of property now or formerly of James M. McCorkle N. 58-51 W. 192.6 feet to an iron pin in the line of property now or formerly of Patterson-Taylor Builders, Inc.; thence with the line of property now or formerly of Patterson-Taylor Builders, Inc. N. 55-21 E. 196.7 feet to an iron pin on the eastern side of a proposed road entitled "Timberidge Drive"; thence along the eastern side of a proposed road entitled "Timberidge Drive" S. 40-24 E. 79.3 feet to an iron pin; thence continuing with the eastern side of said proposed road entitled "Timberidge Drive" S. 5-17 E. 37.75 feet to an iron pin on the northwestern side of Devenger Road; thence with Devenger Road the following courses and distances: S. 29-12 W. 50.1 feet to an iron pin; thence S. 21-27 W. 75 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Patterson-Taylor Builders, Inc., dated October 11, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1066, at Page 578 on October 11, 1977.

GCTC --- 1 JN2378 1136



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.

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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