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STATE OF SOUTH CAROLINA SOLVE COUNTY OF GREENVILLE  $\begin{cases}
308 \\
R.M.C
\end{cases}$ 

## MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, B & B Enterprises, Inc. of Greenville

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment 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 One thousand five hundred and no/100------

Dollars (\$ 1500.00---) due and payable

at the rate of Forty-nine and 83/100(49.83)Dollars on August 1, 1981 and Forty-nine and 83/100(69.83)Dollars on the 1st. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from

date

at the rate of 12

per centum per annum, to be paid: monthly

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:

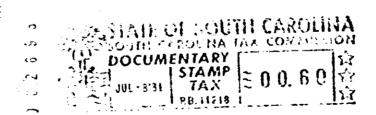
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 tract of land in Greenville County S. C., shown as Lot A on Plat entitled Survey for a portion of Ruth A. Freeman Estate dated January 19, 1980 by Carolina Surveying Co., and being described as follows:

BEGINNING at an IP on Laurel Drive, joint corner with Lot B and Running S 12-50 W. 77.5 feet; thence S 42-50 W. 83.5; thence S 65-60 W. 84.5 feet; thence S 88-51 W. 143.2 feet to IP; thence N 0-21 W. 175.2 feet to IP; thence S 80-49 E. 296.3 feet to IP, the beginning corner. Containing 1.0 acres, more or less.

The property was sold subject to any past due or accruing property taxes.

This is the identical property conveyed B. & B Enterprises Inc. of Green-ville by Pickensville Finance Company by deed dated June 19, 1981 and to be recorded simultaneously in the RMC Office for Greenville County, South Carolina.



Together with all and singular rights, members, bereditaments, 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.

**I** 

<sup>&</sup>gt; 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.