MORTGAGE OF REAL ESTATE -

BCM 1603 PAGE 754

GREFNYILE OC S.C. STATE OF SOUTH CAROLINA APRILE 12 30 PH 183 TO ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE STATE STATE OF THE STATE ASLEY

Ű

B & D Investments WHEREAS,

(hereinaster referred to as Mortgagor) is well and truly indebted unto MARY WHITMIKE PARSONS

(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

Eight Thousand Seven Hundred Fifty and no/100---- Dollars (\$ 8,750.00) due and payable

Total amount of Ten Thousand Four Hundred Sixty-Three and 40/100ths (\$10,463.40) to be paid in full on or before April 26, 1986. This is a twelve (12%) percent loan for three (3) years with no monthly payment.

WHEREAS, the Mortgagor may bereafter 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, known and designated as Lot 309 on plat of Colonia Company property, which plat is of record in the RMC Office for Greenville County in Plat Book J at pages 190 and 191, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Franklin Road at the corner of lot number 310, which point in 148.8 feet north of the intersection of Franklin Road and Tindal Road, formerly known as Parker Road, and running thence along the east side of said Franklin Road, N. 43-11 W. 100 feet to an iron pin at the corner of Lot No. 308; thence along the line of said Lot No. 308, N. 45-24 E. 271 feet to an iron pin at the corner of said Lot on the west side of Tindal Road; thence along the line of said Tindal Road, S. 14-05 E. 134.5 feet, more or less, to the corner of Lot 310, and on the west side of said road; thence along the line of said Lot 310, S. 49-49 W. 206 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by a certain deed of Mary Whitmire Parsons on April 26, 1983, and thereafter filed on April 26, 1983, in the RMC Office for Greenville County in Deed Book 187 at page 102.

DOCUMENTARY STAMP

WHITE VECTOR CHURT A CV THO

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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO DAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Thortgagor covenants that it is lawfully seized of the premises heireinabove 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.