

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1849 PAGE 873

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S.C.

FEB 29 11 04 AM '84

WHEREAS, I, Micheal Beatty DONNIE S. TANKERSLEY R.H.C. (hereinafter referred to as Mortgagor) is well and truly indebted unto Buffkin-Campbell Enterprises

(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 Four Thousand Five Hundred----- Dollars (\$ 94,500.00) due and payable

in 240 equal monthly installments of \$911.96 beginning April 1, 1984 and for 239 months thereafter until paid in full

with interest thereon from date at the rate of 10% 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:

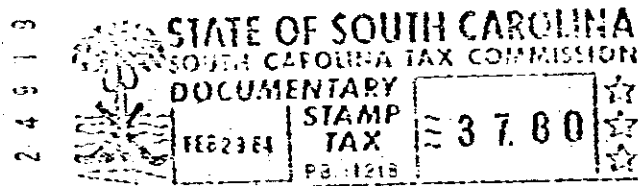
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as lot 2 on Plat of Property of P. F. Cox recorded in Plat Book E at Page 65 in the RMC Office for Greenville County, said lot being in Ward 5 of the City of Greenville, and having a frontage of 75 feet on Arlington Avenue, a depth of 161 feet on one side and 165 feet on the other side. This being the same property conveyed to the Grantor herein by deed of William F. Bonar, Jr. as recorded in Deed Book 1143 at Page 330 on February 26, 1981.

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being on the Southern side of Arlington Avenue in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as a portion of LOT No. 4 as shown on plat of the lands of Cox Estate prepared by W. A. Adams dated February 2, 1917, and also being shown on a more recent plat prepared by Carolina Engineering & Surveying Co. dated August 25, 1969 entitled "Survey for L. H. Taylor, Jr." and being located on the Southern side of Arlington Avenue and shown on the COUNTY BLOCK BOOK at 82-2-5. This being the identical property conveyed by Thomas W. Campbell, Jr. and Terry L. Buffkin to Buffkin-Campbell Enterprises, recorded on May 15, 1979 in the RMC Office for Greenville County in Deed Book 1102, at Page 537.

ALSO: ALL that other piece, parcel or lot of land with all improvements thereon situate, lying and being on the Southern side of Arlington Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being a portion of LOT No. 3 as shown on plat of property of P. F. Cox recorded in the RMC Office for Greenville County in Plat Book E, at Page 66 and being shown on the COUNTY BLOCK BOOK at 82-2-4. This being the identical property conveyed by Thomas W. Campbell, Jr. and Terry L. Buffkin to Buffkin-Campbell Enterprises, by deed recorded on May 15, 1979 in the RMC Office for Greenville County in Deed Book 1102 at page 537.

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, and in Ward 6 of the City of Greenville, on the South side of Arlington Avenue (formerly Garlington Street) described as follows: BEGINNING at an iron pin 310 feet from Anderson Street and running thence S. 26 1/2 W. with line of L. B. Houston 139 feet to an iron pin in line of J. N. Watkins; thence with J. N. Watkins' line N. 73 1/2 W. 30 feet to an iron pin; thence N. 30 E. 139 1/2 feet to a stake on Arlington Avenue; thence with Arlington Avenue, S. 73 1/2 E. 34 feet to the beginning corner. This being the same property conveyed to the grantors herein by Drs. Brady and Blincow, Orthopaedic Associates of Greenville, P. A. as recorded in Deed Book 1120 at Page 219 in the RMC Office for Greenville County, South Carolina, on February 7, 1980.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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