STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

B & B ENTERPRISES, INO OF GREENIVLLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

LEONARDO R. VALLE

(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 THOUSAND AND NO/100 ------ Dollars (4,000.00) due and payable

in sixty (60) equal consecutive annual installments of Sixty Six and 66/100 (\$66.66) and if not sooner paid, shall be due and payable on August 27, 1983.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, himg and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 142 as shown on a plat of Section #2, Belmont Heights of record in the RMC Office for Greenville County in Plat Book GG at Page 99, and being more specifically shown on a plat entitled "Property of Leonardo R. Valle", prepared by Carolina Surveying Company, dated December 9, 1971, and recorded in the RMC Office for Greenville County in Plat Book 41, Page 197, reference to said latter plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the mortgagor by Deed of Leonardo R. Valle dated July 27, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1084 at Page 127.

This is a second mortgage being subject to that first mortgage given to Thomas & Hill, Inc., a West Virginia Corporation and being recorded in RMC Office for Greenville County in Mortgage Book 1216 at Page 109 in the original amount of \$17,600.00.

The mortgagees address is: P.O. Box 478

Mauldin, S.C. 29662

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertuining, 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 hopsphold 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 heireinabove described it 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 dear 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 whomseever lawfully claiming the same or any part thereof.

There is the proof of the property of the prop

GREENVILLE OFFICE SUPPLY CO. INC.

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