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GREENVILLE CO. S. C.  
JUL 17 3 26 PM '78  
CONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

BOOK 1438 PAGE 333

THIS MORTGAGE is made this 14th day of July 1978, between the Mortgagor, B & B Enterprises, Inc. of Greenville (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Eight Hundred and 00/100 (\$ 16,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998.

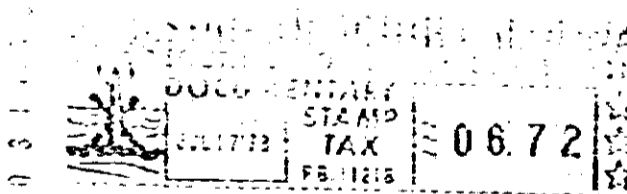
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 29, Ridgeway Drive, on plat of property of Woodfields, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S, at Page 7, and fronting 75 feet on said Ridgeway Drive.

BEGINNING at an iron pin on the southwestern side of Ridgeway Drive at the joint corner of Lot Nos. 28 and 29 and running thence with the joint line of said lots S. 45-51 E. 110 feet to an iron pin, joint rear corner of Lot Nos. 27, 28 & 29; thence running with the joint line of Lot Nos. 28 and 29, N. 75-57 E. 88.5 feet to an iron pin on the rear line of Lot 27, joint rear corner of Lot Nos. 29 and 30; thence running with the joint line of Lot Nos. 29 and 30, N. 45-51 W. 156.9 feet to an iron pin on the southwestern side of Ridgeway Drive, joint front corner of Lot Nos. 29 and 30; thence running along the southwestern side of said Drive S. 44-09 W. 75 feet to the point of beginning.

THIS being the same property as conveyed to the Mortgagor herein by deed of Larry Smith and Carolyn Smith and being recorded in the R.M.C. Office for Greenville County in Deed Book 1083 at Page 271, on July 17, 1978.

THE address of the Mortgagee herein is: 203 State Park Road, Travelers Rest, S.C. 29690



which has the address of 4 Ridgeway Drive, Greenville, South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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