

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
14 PM '80  
DORR  
M.C.

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1497 83

WHEREAS, RANDOM ASSOCIATES, a South Carolina Partnership,

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

(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

FIFTY FIVE THOUSAND and NO/100 ----- Dollars (\$ 55,000.00 ) due and payable according to the terms and conditions of a certain note of same date

with interest thereon from Date at the rate of 10% per centum per annum, to be paid: according to the note of same date.

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, Butler Township, being shown as the southern portions of Parcels A, B, and C on plat entitled "Property of Robert Cleveland Burnside", dated May 20, 1971, prepared by Jack M. Knight as "Plat for lease agreement only", said plat being recorded in the RMC Office for Greenville County in Deed Book 931, Page 618, on December 15, 1971, and also being shown as "Tract B" on a more recent plat prepared by Webb Surveying and Mapping Co., November 1979, entitled "Plat for Robert C. Burnside", and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at a spike on Woodruff Industrial Drive at the joint front corner of Tracts A and B and running thence with the common line of Tracts A and B S. 37-10 E. 706.25 feet to an iron pin; thence S. 54-39 W. 222 feet to an iron pin; thence N. 26-00 W. 741 feet to an iron pin on Woodruff Industrial Drive; thence with said drive N. 72-22 E. 83 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagors by Deed from Robert Cleveland Burnside, dated March 4, 1980, and recorded in the RMC Office for Greenville County, South Carolina, on March 4, 1980 in REM Book 1121 at Page 530.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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 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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