

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR: FILED
CO. S. C.
JUL 3 3 08 PM '81
MCCARSLEY

BOOK 1546 PAGE 503

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, B & B Enterprises, Inc. of Greenville

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

(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 Eleven thousand and no/100-----

Dollars (\$ 11,000.00-) due and payable
in 119 successive monthly payments of One hundred twenty-one and 12/100 (\$121.12)
Dollars beginning August 1, 1981 and balance will be due and payable in full
on August 1, 1991.

with interest thereon from _____ date _____ at the rate of 12 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 of that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on Alice Street, near the City of Greenville, in the County of Greenville, State of South Carolina, and being a portion of the property as shown on a survey entitled Property of Robert B. Vaughn revised October, 1971 by W. R. Williams, Jr., and the property described herein having the following metes and bounds, to-wit:

BEGINNING at a point on Alice Street, which point is 65.7 feet north from the northern side of a 20-foot alley where it intersects with Alice Street, and running thence S. 77-30 W. 150 feet to a point, which point is 66.3 feet north of said alley; running thence with the joint line of this property and property of Robert B. Vaughn, N. 12-30 W. 66 feet to an iron pin in the line of property of Burnside; running thence N. 77-30 E. 150 feet to an iron pin on the western side of Alice Street; running thence with the western side of said street, S. 12-30 E. 66 feet to the beginning corner.

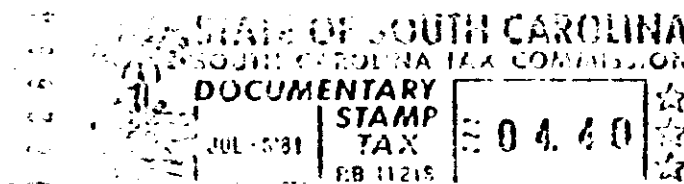
The above described lot with house thereon is also known as 214 Alice Avenue or Street.

The property was sold subject to any past due or accruing property taxes.

The aforesaid described property is a portion of that property described in Deed of Vivian Williams Suber to Marion Harris dated October 24, 1979 and recorded October 29, 1979 in Deed Book 1114, Page 470 in the RMC Office, Greenville County Courthouse.

This is the identical property conveyed B & B Enterprises, Inc. of Greenville by Marion Harris by deed dated June 19, 1981 and to be recorded simultaneously.

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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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