

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
FILED  
JUL 16 3 25 PM '78  
DONNIE S. TAMMERSLEY  
R.M.C.

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

WHEREAS, bfg enterprises, inc.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto Hugh Z. Graham, Jr., as Trustee for Hugh Z. Graham, Jr., P. Bradley Morrah, Jr., Philip T. Bradley and John F. Chandler

(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 Twenty Five Thousand and no/100

----- Dollars (\$ 25,000.00 ) due and payable as follows: the sum of \$12,500.00 due and payable July 1, 1978, together with interest thereon; and the balance of \$12,500.00 due November 10, 1978, together with interest thereon

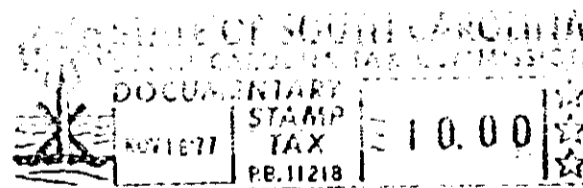
with interest thereon from date at the rate of Nine(9%) per centum per annum, to be paid: July 1, 1978 and November 10, 1978

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:

those ALL ~~that~~ certain <sup>6</sup> piece <sup>S</sup> parcel <sup>S</sup> or lot <sup>S</sup> of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, as shown more fully on the attached detailed description of each affixed hereto, made a part hereof and denominated "Exhibit A"; as though fully set out herein.

Being part of the property conveyed to Hugh Z. Graham, Jr., as Trustee, by deed of J. E. Campbell dated June 19, 1969, recorded in the RMC Office for Greenville County, S. C. in Deed Book 871 at Page 265 and being the same conveyed by the said Hugh Z. Graham, Jr., as Trustee to the mortgagor herein by deed of instant date to be recorded herewith.



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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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