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GREENVILLE CO. S. C.

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1430 11 CO M 77 MORTGAGE

JAMIE S. TANNER-SLEY  
R.M.C.

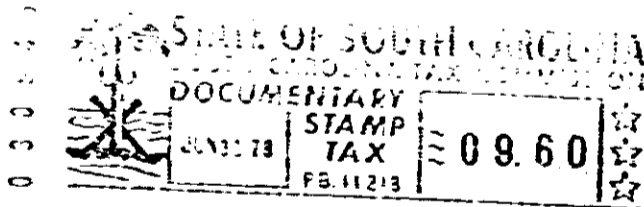
THIS MORTGAGE is made this 29th day of June 1988, between the Mortgagor, B. & B. Enterprises, Inc., of Greenville (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 June 1, 2003;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 136 on plat of Glendale Subdivision, in the City of Mauldin, as shown on plat recorded in the R.M.C. Office for Greenville, S.C., in Plat Book QQ at pages 76 and 77, reference to said plat being craved for a metes and bounds description thereof.

THIS being the same property as conveyed to the Mortgagor by deed of Barbara F. Reaves and being recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 227 on June 30, 1978

THE address of the Mortgagee herein is: 203 State Park Road, Travelers Rest, South Carolina 29690



which has the address of 211 Drury Lane, Mauldin, South Carolina 29661 (Street) (City) (herein "Property Address"); (State and Zip Code)

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 seised 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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