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GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE - 04-15-79
Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
Mortgagee's address is: P. O. Box 8185
Greenville, S.C. 29604

JOHNNIE S. TANKERSLEY
S.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

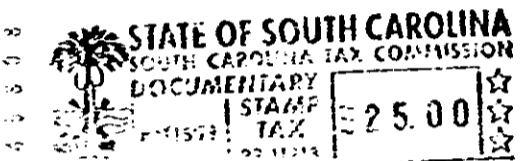
PURCHASE MONEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B & B Enterprises, Inc. of Greenville
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Murray F. Woodward

(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 Sixty-Two Thousand Five

Hundred and no/100ths----- DOLLARS (\$ 62,500.00),
with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid: \$633.92 on the 10th day of June, 1979 and \$633.92 on the 10th day of each successive month thereafter until paid in full with payment to apply first to interest and then to principal with pre-payment privileges set out below.



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, lying east of Staunton Bridge Road and being designated as property of W. J. Lunsford and others on plat of C. C. Jones, Surveyor, dated February, 1957, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Staunton Bridge Road at the joint corner of property now or formerly owned by J. A. Lunsford; thence running S. 54-25 E. 357.4 feet to an iron pin; thence running S. 54-25 E. 533.3 feet to an iron pin on a branch; thence with the branch as the line S. 24-15 W. 157 feet to an iron pin; thence N. 65-30 W. 530.8 feet to an iron pin; thence N. 65-30 W. 200 feet to an iron pin; thence N. 10-46 E. 82.7 feet to an iron pin; thence N. 75-15 W. 112 feet to an iron pin on the eastern side of Staunton Bridge Road; thence with Staunton Bridge Road N. 23-00 E. 34 feet to an iron pin; thence continuing with Staunton Bridge Road N. 23-00 E. 230 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagor by Deed to be recorded herewith.

It is agreed as part of this mortgage contract that no prepayment will be made on the mortgage and note which it secures by the mortgagor until January 1, 1981. After that date, the mortgagor may make prepayment to the mortgagee as the parties may agree thereto.

The President is the sole officer of the corporation required to sign the mortgage and note which it secures.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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