

MORTGAGEE'S ADDRESS:  
P. O. Box 544  
Travelers Rest, S. C. 29690

BOOK 1491 PAGE 560

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE COUNTY S.C.  
DEC 13 1 53 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Buchanan-Batson Heating Oil, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.,

(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  
in ninety (90) day installments of One Thousand Two Hundred Fifty and No/100  
--(\$1,250.00)--Dollars plus interest, commencing on March 18, 1980, and  
continuing every ninety (90) days until paid in full;

with interest thereon from date at the rate of fifteen & one-half (15.5%)  
of said note. ~~at the rate of~~ per centum per annum, to be paid: per terms

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,

ALL that certain piece, parcel or lot of land in Bates Township, County of Greenville, State of South Carolina, fronting on U.S. Hwy. #25 North, near Travelers Rest, South Carolina, being a portion of the property of the Grantor as shown in Plat Book W, page 23, recorded in the RMC Office for Greenville County; said portion being approximately 1.71 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of Hwy #25 North at the joint front corner of property now or formerly belonging to William T. Coleman and Fannie M. Coleman as shown in Plat Book W, page 23, in the RMC Office for Greenville County, running thence N. 52-30 W. 289 feet to an iron pin in the center of an old road bed; running thence along the center of said old road bed S. 27-20 W. 95.6 feet to an old iron pin; thence continuing along the center of said old road bed along the joint property lines of property now or formerly belonging to the Grantor and Eleanor C. Garrick and D. P. Garrick, S. 27-20 W. 167.1 feet to a new iron pin; thence S. 56-53 E. 281 feet to an iron pin on the right-of-way of U.S. Hwy #25 North; running thence along the right-of-way of said highway, N. 28-30 E. 240 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor by deed of Fannie M. Coleman to be executed and recorded of even date herewith.

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; and is specifically made subject to any and all rights-of-way or easements along U.S. Highway #25 North and any easement or right-of-way along the old road bed mentioned herein.

GCTO  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP \$ 10.00  
1979

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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