

MORTGAGE OF REAL ESTATE prepared by OILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C.

To All Whom These Presents May Concern:

Whereas:

BUD STEP COMPANY, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
PEOPLES NATIONAL BANK, Simpsonville, South Carolina

(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 Thousand and no/100 -----Dollars (\$20,000.00) due and payable together with add on interest at the rate of six (6%) per cent per annum until paid in full, said principal and interest being payable in 60 consecutive monthly installments of \$433.55, commencing January 15, 1973, and continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of _____ per centum per annum to be paid:

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, and having, according to a survey of the property of G. W. Baker and Lula McDonald, made by Don Lee, Surveyor, dated March 13, 1972, the following metes and bounds, to wit:

BEGINNING at an "x" and cap in pavement in road leading to Piedmont and running thence along property, now or formerly of B. V. Branson, N. 75-56 W. 173.3 feet to an iron pin in property of Railroad; running thence with property of Railroad, N. 19-58 E. 645.26 feet to an iron pin; running thence S. 73-03 E. 139.22 feet to an "x" in pavement; running thence through and along said road leading to Piedmont, S. 16-57 W. 630.5 feet to an "x" in pavement (old), the beginning corner and containing 2.2 acres according to said plat, which includes the right-of-way of the Railroad and the right-of-way of the South Carolina Highway Department.

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 such 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.