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GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

CONNIE S. TANKERSLEY
R.M.C.

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Bud Step Company, Inc., Bud Enterprises Inc.

is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Eight thousand eight hundred eighteen and 20/100----- Dollars \$ 8,818.20
in thirty - six monthly installments of \$244.95 each , the first of these due on
September 8, 1977 with a like amount due on the 8th day of each calendar month
thereafter until entire amount of debt is paid in full .

with interest thereon from Date at the rate of 12.66 per centum per annum, to be paid in advance

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 purpose

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and that other and further sums to which the Mortgagor may be indebted to the Mortgagee, and in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee, and 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

All that certain piece, parcel, or lot of land in the County of Greenville ,
State of South Carolina, on the northwesterly side of road leading to Piedmont ,
said tract containing 2.2 acres, more or less, and being shown on plat prepared
by J. Don Lee, Surveyor , and having, according to said plat , the following metes
and bounds , to wit :

BEGINNING at a point at corner of property of the railroad and running thence
N. 19-58 E. 645.26 feet to an iron pin ; thence S. 73-03 E. 139.22 feet to " x " in
pavement in road leading to Piedmont ; thence along a point at or near center of said
road , S. 16-57 W. 630.5 feet to an old " x " in pavement ; thence N. 75-56 W. 173.3
feet to the point of BEGINNING , being the same property conveyed to mortgagor
by deed of G. W. Baker and Lula McDonald, recorded 3-27-72.

The within conveyance is subject to restrictions , utility easements ,
rights-of-way , zoning regulations , and other matters as may appear of record,
on the recorded plats, or on the premises .

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Together with all and singular rights, members, hereditments, 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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