

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
AUG 18 4 27 PM '78
DORRIS S. TANKERSLEY
R.I.C.

WHEREAS, B & B Fire Restoration, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eula Mae Gravitt

(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 Forty-Five Thousand and No/100-----

Dollars (\$ 45,000.00) due and payable as follows: \$5,000.00 to be paid on or before February 2, 1979, together with interest from date at the rate of 8-1/2% to be paid together with the \$5,000.00 payment on or before February 2, 1979, payable thereafter at the rate of \$347.13 per month beginning March 2, 1979, and continuing thereafter until paid in full with payments to be applied first to interest and balance to principal with right to prepay in part of full at any time without penalty with interest thereon from date at the rate of 8-1/2 per centum per annum, to be paid: monthly.

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:

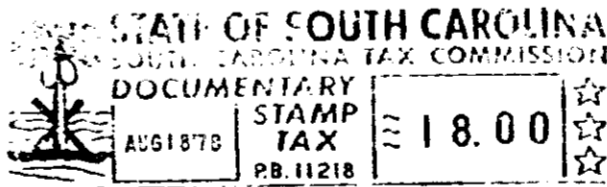
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, about five miles from the City of Greenville, on the northern side of Old Spartanburg Road (also referred to as National Highway leading to Spartanburg), and having the following metes and bounds, to-wit:

BEGINNING at corner of Cuttino Road and said National Highway and running thence along said National Highway N. 55 E. 80 feet to a pin; running thence N. 38 1/4 W. 180 feet to a pin; thence along the joint line of Church Property S. 14 1/3 W. 150 feet to Cuttino Road, joint front corner of Cuttino Road and Church Property and that of Richard S. Eassy and running thence with Cuttino Road, S. 67 E. 83 1/2 feet, more or less, to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Eula Mae White Anderson, now known as Eula Mae Gravitt recorded in the RMC Office for Greenville County on August 18, 1978.

THE mailing address of the Mortgagee herein is Route 1, Box 684, Lanett, Alabama 36863.

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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.

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