

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

13 9 70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B & B Enterprises, a partnership

hereinafter referred to as Mortgagor) is well and truly indebted unto Robert D. Garrett

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-nine Thousand, Two Hundred and no/100ths

Dollars (\$ 49,200.00) due and payable

with interest thereon from date at the rate of nine per centum per annum, to be paid in equal monthly increments with the final payment due six years from date

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 being the greater portion of Lot 2 as shown on plat of property of Mountain Ridge Industrial Park dated June 17, 1975, as prepared by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, Page 73, and having the following metes and bounds:

BEGINNING at a point on the eastern side of Mountain Ridge Drive and running thence along said drive N 17-35 E 200 feet to a point; thence S 72-25 E 129 feet to a point; thence S 17-35 W 200 feet to a point; thence N 72-25 W 129 feet to the point of beginning, being all of Lot 2 except for 10 feet along the northern most side of said lot.

THIS property is subject to utility easements and rights-of-way as set forth on plats of Mountain Ridge Industrial Park of record in the RMC Office for Greenville County, South Carolina and such other easements as may be of record or appear on the land.

DERIVATION: This being the same property conveyed to B & B Enterprises by Robert D. Garrett by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1096, Page 826 on February 25, 1974.

THIS mortgage is second and junior in lien to the first mortgage given by R. D. Garrett to South Carolina Federal Savings & Loan Association recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1094, Page 191, on April 21, 1973.

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.