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State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S. C.
MAY 15 3 25 PM '79
DONNIE S. TANKERSLEY
R.H.C.

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Mortgage of Real Estate

THIS MORTGAGE made this / 14th day of May 1979

by Buffkin-Campbell Enterprises

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Buffkin-Campbell Enterprises is indebted to Mortgagee in the maximum principal sum of Forty Thousand and 00/100 Dollars (\$ 40,000.00), which indebtedness is evidenced by the Note of Buffkin-Campbell Enterprises of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is four years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

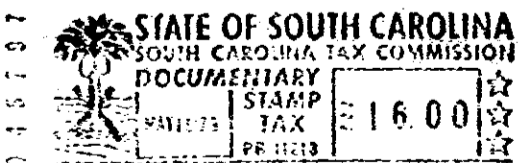
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 40,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property.

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being on the Southern side of Arlington Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as a portion of LOT NO. 4 as shown on plat of the lands of Cox Estate prepared by W. A. Adams dated February 2, 1917, and also being shown on more recent plat prepared by Carlina Engineering & Surveying Co. dated Aug. 25, 1969, entitled "Survey for L. H. Taylor, Jr." and being located on Southern side of Arlington Avenue and shown on the County Block Book at 82-2-5. This being the identical property conveyed by L. H. Taylor, Jr. to Thomas W. Campbell, Jr. and Terry L. Buffkin, recorded on November 2, 1978, in the RMC Office for Greenville County in Deed Book 1091, at page 147.

ALSO: ALL that other piece, parcel or lot of land with all improvements thereon situate, lying and being on Southern side of Arlington Avenue in City of Greenville, County of Greenville, State of South Carolina, and being a portion of LOT NO. 3 as shown on plat of property of P. F. Cox recorded in RMC Office for Greenville County in Plat Book E, at page 66, and being shown on the County Block Book at 82-2-4. This being the identical property conveyed by C & T Realty Company, Inc. to Thomas W. Campbell, Jr. and Terry L. Buffkin by deed recorded on November 2, 1978, in the RMC Office for Greenville County in Deed Book 1091, at page 145.

These being the same properties conveyed to the Mortgagor herein by deed of Thomas W. Campbell, Jr. and Terry L. Buffkin of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto of the same being deemed part of the Property and included in any reference thereto).

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