

GREENVILLE MORTGAGE OFFICE OF REAL ESTATE

BOOK 1548 PAGE 875

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GORDON E. MANN, R.M.C.

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

WHEREAS, Terry L. Buffkin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas L. Brown, as Trustee of the Jason Brian Buffkin Trust and the Kristin Marie Buffkin Trust

(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 Fourteen Thousand and NO/100ths Dollars (\$14,000.00) due and payable on demand

with interest thereon from date at the rate of fifteen per centum per annum, to be paid: on demand

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 charges 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 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 his right, title and interest in and to:

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 being known and designated as Lot D on a plat of the property of Ruth B. Mauldin, prepared by Terry T. Dill, dated January 17, 1955, and recorded in the RMC Office for Greenville County in Plat Book "BB" at Page 173 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Von Hollen Drive (formerly King Street) at the joint front corner of lots C & D and running thence along the joint line of said lots N 55-51 E 125.4 feet to an iron pin on a 10 foot alley; thence along said alley S 17-48 1/2 64 feet to an iron pin on a bituminous surface drive; thence S 61-58 W 113.4 feet to an iron pin on the northeastern side of Von Hollen Drive; thence along said Drive N 39-10 W 40 feet to the beginning corner.

ALSO, a right of way to use the bituminous surface drive along the southeastern side of said lot and a right of way to use the 10 foot alley along the rear line of said lot.

This being the same property conveyed to Terry L. Buffkin and Thomas William Campbell, Jr., d/b/a Buffkin-Campbell Enterprises by deed of Gordon E. Mann, dated March 17, 1981 and recorded in the Office of the RMC for Greenville County in Deed Book 1144 at Page 659 on March 19, 1981.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This Mortgage is junior in priority to that certain note and mortgage heretofore given and granted to Colonial Mortgage Company dated April 6, 1979 and recorded in the R.M.C. Office for Greenville County in Mortgage Book BUBZ at Page 624.

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29221801

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
AUG-28-81
TAX
\$5.50
B. 11218

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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