

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Address: 137 Howard Street
Landrum, South Carolina 29356

WHEREAS, Horace W. Lockhart

(hereinafter referred to as Mortgagor) is well and truly indebted unto bud campbell, inc.

(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 Twelve Thousand five hundred and no/100-----

-----Dollars (\$ 12,500.00) due and payable at Landrum, S. C. in five (5) annual installments of three thousand seven hundred twenty-nine and no/100 (\$3,729.00) dollars with the first such installment due and payable August 1, 1982 and a like amount each year thereafter until paid in full.

with interest thereon from date at the rate of Fifteen per centum per annum, to be paid: as above stated.

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 accounts 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

All that lot of land in the State of South Carolina, County of Greenville, in Glassy Mountain Township, near Oak Grove Community, containing 17.78 acres, more or less, according to a plat entitled, "Survey for Ozell Howard", prepared by James B. Gregory, Surveyor, dated June 17, 1981, a copy of which is recorded in the RMC Office for Greenville County. The subject property fronts on the southerly side of Butter Street and on the westerly side of a county road as shown of the aforesaid plat. Reference is also made to plat entitled, Survey for Bud Campbell, Inc." prepared by James V. Gregory, R. L. S., dated July 28, 1981 and recorded in the RMC Office for Greenville County.

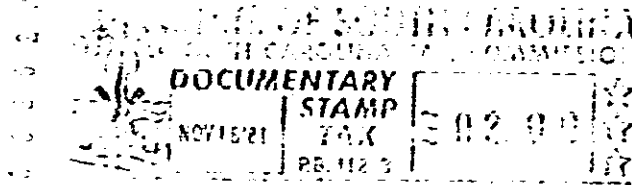
This is a portion of the property conveyed to Ozell Howard as 38 acres by deed of Troy Plumley, recorded on May 3, 1979 in deed Book 1101 at page 704.

The above described property is conveyed subject to Troy Plumley retaining a life estate in the house presently occupied by Troy Plumley and one (1) acre lot of land surrounding the house, which property has not been surveyed off, but is to have a minimum of fifty (50') feet frontage on the road adjacent to such residence. Upon the death of Troy Plumley, subject property shall revert to the Grantee herein, its successors and assigns.

This is a portion of the property conveyed to bud campbell, inc. by deed recorded in Deed Book 1151 at page 292 in the RMC Office for Greenville County.

THIS property is conveyed subject to the rights-of-way of the aforesaid county road and Butter Street as shown on the plat recorded in the RMC Office for Greenville County, to the riparian rights of others in and to Perry Campbell Creek as shown on the aforesaid plat; to any matters and facts which would appear from a current, accurate re-survey or inspection of the premises and to any easements or rights-of-way affecting the premises.

This being the same property conveyed to me by bud campbell, inc. by deed to be recorded herewith.



Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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