

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maurice M. Lindley

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.K.S., A Partnership

(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 Sixteen thousand and no/100----- Dollars (\$16,000.00) due and payable

In equal monthly installments of \$234.21, due and payable on the first of each month for ten years, with the first payment being due on September 1, 1982.

with interest thereon from date at the rate of 12 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, shown and designated as 8.12 acres, more or less, on a plat entitled Subdivision for B.K.S., A Partnership, prepared by R. B. Bruce, RLS, dated January 28, 1982, recorded in plat book 9-F at page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in the center line of the northern side of West Georgia Road, and running thence along the line of the Payton Co. Treatment Plant, N. 24-51 W., 236.4 feet to a point; thence turning and running S. 76-08 W., 154.64 feet to a point in a creek; thence turning and running with said creek as the line, N. 23-16 W., 111.9 feet to a point, joint corner of tracts 5 and 6; thence leaving said branch and running N. 33-32 W., 280.6 feet to an iron pin; thence turning and running . 1-08 E., 286.43 feet to an iron pin; thence running N. 5-25 W., 100 feet to an iron pin; thence turning and running N. 77-56 E., 153.12 feet to an old iron pin; thence crossing a branch and running S. 85-46 E., 453.12 feet to an old iron pin in or near property line of John and William Earle; thence continuing with joint line of tract 6 and property of Earle, S. 14-39 E., 753.55 feet to an old iron pin in the center line of West Georgia Road; thence running with said West Georgia Road, S. 82-05 W., 178.1 feet to an old nail, being the point and place of BEGINNING.

This is the same property conveyed to the Mortgagor by deed of BKS, A Partnership, to be recorded of even date herewith.

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SOUTH CAROLINA
COUNTY OF GREENVILLE

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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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