

Mailing Address: Post Office Box 485
Travelers Rest, SC 29690

MORTGAGE OF REAL ESTATE - Hill, Wyatt & Bannister, Greenville, S.C.

1038 545

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GENERAL RECORDS OFFICE
SOUTH CAROLINA
JUN 1 1982
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS O. and DELORES P. BUFORD

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **BANK OF TRAVELERS REST** (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

Eighty Five Thousand and no/100 ----- **DOLLARS (\$ 85,000.00**)
with interest thereon from date at the rate of **13.50** per centum per annum, said principal and interest to be repaid as follows:

as set forth in note of even date herewith

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced, or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being on the Northeastern side of Regent Drive, in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 and a portion of Lot No. 43 of a subdivision known as Edgefield as shown on a plat thereof, dated March, 1957, revised September, 1957, prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, at page 195, and having, according to a more recent plat entitled "Plat Showing Lot No. 42 and Part Lot No. 43, Edgefield Subdivision", dated May 26, 1982, prepared by Piedmont Engineers, Architects, Planners, and recorded in said RMC Office in Plat Book 9-B, at page 83, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Regent Drive at the joint front corner of Lots Nos. 41 and 42, and running thence with the line of Lot No. 41 N. 25-11 E. 145 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 64-49 W. 110 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence continuing with the said subdivision property line N. 64-49 W. 55 feet to an iron pin in the rear line of Lot No. 43; thence a new line through Lot No. 43 S. 25-07 W. 150.63 feet to an iron pin on the Northeastern side of Regent Drive; thence with the Northeastern side of Regent Drive S. 70-27 E. 55.1 feet to an iron pin; thence continuing with the Northeastern side of Regent Drive S. 64-49 E. 110 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Furman University dated and recorded June 1, 1982 in Deed Book 1167, at page 868.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other party or person for any other reason whatsoever.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RECORDED
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