

State of South Carolina

GREENVILLE, S. C. JUL 16 11 21 AM 1948

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

To all Whom These Presents May Concern:

Local Home Builders, Inc.

Whereas, the said Local Home Builders, Inc.

in and by its certain Promissory note to wit, of even date with these presents, is well and truly indebted to Carl A. Garrison d/b/a Blue Ridge Lumber Company

in the full and just sum of Fifty-Two Hundred Fifty and No/100 (\$5250.00) Dollars, to be paid on or before six (6) months after date

with interest thereon from date at the rate of Five (5%) per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection; or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Butler Township, Greenville

County, State aforesaid, on the Northwestern side of Willow Springs Drive, near the City of Greenville, being shown as lot # 4 of Block C of Plat of Section 2 of "East Highlands Estates" made by Dalton & Neves in May 1940, recorded in Plat Book "K" at Page 44, and being more particular described, as follows:

BEGINNING at a stake on the Northwestern side of Willow Springs Drive, 216.1 feet Southwest from an unnamed street at corner of lot # 3, and running thence with the line of said lot; N. 52-50 W. 203.1 feet to a stake on a five-foot utility strip; thence with the Southeastern side of said strip, S. 39-25 W. 72.06 feet to a stake at corner of lot # 5; thence with the line of said lot, S. 52-50 E. 196.9 feet to a stake on Willow Springs Drive; thence with the Northwestern side of said Drive, N. 44-23 E. 72.5 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by J. D. Burnett by deed to be recorded herewith.

And Mrs. Ollie Farnsworth No. 23941

TOGETHER with all and singular the Rights, Members, Easements and Appurtenances to the said Premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever, And it does hereby bind itself, its Heirs and Assigns to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns from and against itself and its successors Heirs and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

RECORDED AND SATISFIED IN FULL THIS 29th Day of Oct. 1948 FEDERAL NATIONAL BANK GREENVILLE, SOUTH CAROLINA

Respectfully Submitted Cashier