

STATE OF SOUTH CAROLINA,

OLLIE FARNSWORTH BOOK 686 PAGE 25
R.M.C.

County of Greenville

To all Whom These Presents May Concern:

WHEREAS Local Home Builders, Inc., a corporation with its principal place of business in Greenville, S. C., is well and truly indebted to T. A. McCarter, Agent

in the full and just sum of Two Thousand, Seven Hundred, Fifty and No/100 - - - - (\$ 2,750.00) Dollars, in and by its certain promissory note in writing of even date herewith, due and payable as follows:

On or before six (6) months after date

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and it has further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That , the said Local Home Builders, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

T. A. McCarter, Agent, his successors and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Butler Township, near the City of Greenville, being shown as Lot No. 31 on a plat of Lake Forest Heights, made by Piedmont Engineering Service, November, 1955, recorded in Plat Book GG at page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Drexel Avenue at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 30, N. 61-31 E. 146 feet to an iron pin; thence S. 6-36 W. 210.9 feet to an iron pin, joint rear corner of Lots 31 and 32; thence with the line of Lot 32, N. 73-09 W. 188 feet to an iron pin on Drexel Avenue; thence with said avenue, N. 26-08 E. 70 feet to the beginning corner; being the same conveyed to mortgagor corporation by T. A. McCarter, et al., by deed dated July 10, 1955, not yet recorded.

This is a second and junior mortgage, being junior to the lien of First Federal Savings and Loan Association of Greenville.

TOGETHER with all and singular the Rights, Members, Hereditaments 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 T. A. McCarter, Agent, his successors ~~Heirs~~ and Assigns forever.

And it do^{es} hereby bind itself, its successors ~~Heirs, Executors and Administrators~~ to warrant and forever defend all and singular the said premises unto the said mortgagee, his successors ~~Heirs~~ and Assigns, from and against itself, its ~~Heirs, Executors, Administrators~~ successors and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.