

BOOK 1070 PAGE 635
SEP 21 12 55 PM 1967

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: ARTISTIC BUILDERS, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-Four Thousand Five Hundred and No/100-----

DOLLARS (\$ 34,500.00-----), with interest thereon from date at the rate of six and one-half (6-1/2%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, January 1, 1993.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, South Carolina, on the western side of Providence Square near the City of Greenville, being shown as Lot No. 7, on plat of Section II, Pelham Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP", at Page 119, and more fully described as follows:

BEGINNING at an iron pin on the western side of Providence Square at corner of Lot No. 8, and running thence with the western side of said Square, S. 18-12 W. 150 feet to an iron pin at corner of Lot No. 6; thence with line of said lot, N. 71-47 W. 199.4 feet to an iron pin; thence N. 18-07 E. 150 feet to an iron pin at corner of Lot No. 8; thence with line of Lot No. 8, S. 71-42 E. 199.7 feet to the beginning corner.