

FILED
GREENVILLE CO. S. C.

JAN 26 12 59 PM 1968



First Mortgage on Real Estate

MORTGAGE
R. M. C.

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 SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Forty-Two Thousand Five Hundred and No/100----- DOLLARS (\$ 42,500.00-----), with interest thereon at the rate of six and three-fourths--- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five (25) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

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, including advances made by the Mortgagee on other or no security:

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, on the eastern side of Providence Square near the City of Greenville, being shown as Lot No. 34, on plat of Section Two, of Pelham Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP", at Page 119, and described as follows:

BEGINNING at an iron pin on the eastern side of Providence Square at joint front corner of Lots Nos. 34 and 35, and thence with the boundary of said lots, S. 71-48 E. 180.0 feet; thence running with the boundary of Lot No. 45, S. 17-56 W. 185.1 feet to a point on Providence Square; thence along Providence Square, N. 76-48 W. 80.0 feet; thence continuing along the curve of Providence Square, the chords being N. 52-21 W. 31.0 feet, N. 43-47 W. 30.6 feet, N. 20-40 W. 34.0 feet, and N. 3-42 W. 25.0 feet; thence continuing along said Square, N. 7-48 E. 79.0 feet and N. 18-12 E. 40.0 feet to the beginning point.

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.

SWITTSIFIED AND CANCELLED OF RECORD
8th DAY OF June 1968
Donnie S. Janney
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:16 O'CLOCK P. M. NO. 34438

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 108 PAGE 887