

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

OCT 27 8 40 AM '69

BOOK 1140 PAGE 415

OLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

A. J. PRINCE BUILDERS, INC., a Corporation organized and existing under the laws of the State of South Carolina, appearing herein by and thru its President, A. J. Prince, by virtue of a power of attorney created by action of its Board of Directors; an authenticated copy of which is annexed hereto; (hereinafter referred to as Mortgagor) is well and truly indebted unto

CONSTRUCTION ADVANCE CORPORATION

(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 TWELVE THOUSAND SIX HUNDRED AND NO/100 Dollars (\$12,600.00) due and payable

ON DEMAND

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid: Not later than Six (6) months from the 23rd day October, 1969.

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 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 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

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, together with all the buildings and improvements thereon; situated in the County of Greenville, State of South Carolina; and being designated as Lot No. Twenty one (21) of Huntley Acres Subdivision; according to a survey and map by Surveyor, dated June 3, 1968; said property being more particularly described as follows:

BEGINNING at a point on Lilly Street, the Southwest corner of said Lot, and running North 7 degrees 55 minutes East, One hundred fifteen (115.0') feet, along the East margin of Lilly Street to a point; then North 61 degrees 38 minutes East, Two hundred three (203.0') feet to a point; then South 28 degrees 56 minutes East, Ninety (90.0') feet to a point; then South 61 degrees 04 minutes West, Two hundred seventy two (272.0') feet to the point of beginning.

Being the same property acquired by the mortgagor herein from Williams Builders, Inc., by Deed of October 21, 1969, registered in Deed Book _____ page _____, Records of the R. M. C., Greenville County, S. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.