

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE - Mann, Foster, Ashmore & Brisse, Attorneys at Law, Justice Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA

BOOK 1148 PAGE 407

COUNTY OF GREENVILLE

LILLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, We, DALE E. PETERSEN and MARGERY F. PETERSEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK E. SHAW BUILDERS, INC.

(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 Six Thousand Five Hundred and No/100-----

-----Dollars (\$ 6,500.00) due and payable

twelve (12) months from date hereof or upon the sale of Mortgagors' property located in California, whichever event shall first occur

with interest thereon from date at the rate of eight(8) per centum per annum, to be paid: at maturity

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 on the south side of Donington Drive, being shown and designated as Lot 115 on a plat of Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book WWW, Pages 44 and 45, and having according to said plat the following metes and bounds, to wit:

Beginning at a point on the south side of Donington Drive, joint front corner of Lots 114 and 115 and running thence S 16-56 E 150.0 feet to a point, joint rear corner of Lots 114, 115, 116 and 117; thence along the line of Lot 117 S 71-38 W 146.5 feet to a point on the east side of Aberdare Court; thence along Aberdare Court N 17-35 W 115.0 feet to a point at the curve of the intersection of Aberdare Court and Donington Drive; thence following the curve of the said intersection, the chord of which is N 24-20 E 37.2 feet, to a point on the south side of Donington Drive; thence along the said Donington Drive N 66-15 E 79.5 feet to a point; thence continuing with Donington Drive' N 71-39 E 44.0 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.