

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1149 PAGE 587

OLLIE FARNSWORTH  
R. M. G.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Whereas: Builders & Developers, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, 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 TWO HUNDRED THOUSAND and NO/100-----

-----Dollars (\$200,000.00 ) due and payable

ON DEMAND

with interest thereon from date at the rate of nine (9) per centum per annum to be paid: quarterly.

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, containing 49.0 acres, more or less, said land being located on the southeasterly side of West Georgia Road and being known as Section No. 1 of Subdivision known as WESTWOOD as shown on plat thereof prepared by Piedmont Engineers and Architects dated February 5, 1970.

According to said plat, this tract of land has been subdivided into lots numbered 1 through 81, inclusive, and also a lot "reserved by owner".

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.

Paid and Satisfied in Full this

see 79 sec 1 see Deed Book 890 Page 462 deed to Louise E. Warden et al  
see 39 sec 1 see Deed Book 890 Page 263 deed to Charles S. Fambro  
4/8/74

On Release Feb 70 see 1 see Deed Book 888 Page 860 deed to  
On Release Feb 71 see 1 see Deed Book 888 Page 138 deed to  
On Release Feb 79 see 1 see Deed Book 888 Page 137 deed to