

GREENVILLE 00-8-0

BOOK 1183 PAGE 273

HORTON, DRAWDY, DILLARD, M... GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA } LILLIE FARNSWORTH
COUNTY OF GREENVILLE } R.M.C. MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DEMPSEY REAL ESTATE CO., INC. & LINDSEY BUILDERS, INC, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: ONE HUNDRED TWENTY FIVE THOUSAND and no/100-----Dollars (\$125,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid as provided for in said note; 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 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 those pieces, parcels or lots of land situate, lying and being on the Northern side of Gethsemane Drive, the Eastern and Western sides of Colt Street, the Northern and Southern sides of Sorrell Drive, the Northern, Eastern and Western sides of Appaloosa Drive and the Northwestern side of Old Bramlette Road in Greenville County, South Carolina, being shown and designated as Lots Nos. 1 thru 118, inclusive, on a plat of Mustang Village, property of Dempsey Construction Company, Inc. made by Dalton & Neves Engineers, dated June 1967, and recorded in the R M C Office for Greenville County, South Carolina, in Plat Book TTT, page 1, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagors herein reserve the right to have released from the lien of this Mortgage due form of law upon request from time to time each of the above numbered lots upon payment to the Mortgagee or other owner or holder of this Note the sum of \$2,000.00, which shall be applied to the interest and principal then and from time to time due on the Note which this Mortgage secures.

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 whatsoever lawfully claiming the same or any part thereof.