

FILED
GREENVILLE CO. S. C.

BOOK 1194 PAGE 343

JUN 11 4 27 PM '71

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LINDSEY BUILDERS, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 ONE HUNDRED FORTY THOUSAND and no/100-----
DOLLARS (\$ 140,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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 purpose; and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, June 11, 1972,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northern and Southern sides of Kellett Drive Extension, the Eastern and Western sides of Terrydale Drive, the Eastern and Western sides of Terrydale Court and Kellett Drive Extension, and the Northern and Southern sides of Kato Avenue being shown and designated as Lots Nos. 1-64 inclusive on a final plat of TERRYDALE SUBDIVISION made by Campbell and Clarkson Surveyors, Inc., dated June 9, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, Page 17, reference to which is hereby craved for the metes and bounds thereof.

The above described property consists of 6.2 acres, more or less, conveyed to the mortgagor herein by deed of A & J Enterprises, Inc., dated April 16, 1971, to be recorded herewith, being shown and designated as Tract A on a plat of a survey for Rosa M. Henderson dated January 14, 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, Page 198, and 17.32 acres on a plat entitled "Property of Lindsey Builders, Inc.", made by Campbell and Clarkson Surveyors, Inc., dated March 2, 1971, conveyed by deed of George N. Gault and Kenneth M. Williams by deed of even date to be recorded.

The mortgagor reserves the right to have released from the lien of this mortgage at any time and from time to time upon request to the mortgagee herein each of the above described lots in TERRYDALE SUBDIVISION upon payment to the mortgagee of the total sum of \$3,000.00 for each lot, which release proceeds shall be applied to interest due on the note which this mortgage secures with balance to principal.