

GREENVILLE CO. S. C.

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Nov 24 3 07 PM '71

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 287 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. J. PRINCE BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WACHOVIA MORTGAGE COMPANY

(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 THOUSAND FOUR HUNDRED SEVENTY FIVE and no/100-----
-----Dollars (\$ 2,475.00) due and payable

as provided in said Note of even date,

with interest thereon from date at the rate of 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 those pieces, parcels or lots of land, on Brooklawn Drive, Cliffwood Court, Havendale Drive, Laverne Circle and Demorest Circle, in the Town of Fountain Inn, Greenville County, South Carolina, being shown and designated as Lots Nos. 29, 30, 31, 35, 36, 56, 70, 71, 74, 75, 89, 38, 95, 107 and 108 on a Map of STONEWOOD made by Dalton & Neves, Engineers, dated January, 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F, Page 16, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junior in lien to a first mortgage covering the above described property given by A. J. Prince Builders, Inc. to Wachovia Mortgage Company dated November 23, 1971, covering the above described lots.

The Mortgagor reserves the right to have released from the lien of this Mortgage each of the above described lots upon payment to the Mortgagee of the release amount set forth in that certain Mortgage from the Mortgagor to the Mortgagee of even date herewith in the sum of \$25,000.00.

It being the intention hereof that said release amount of \$2,000.00 shall release each of the above lots as to both Mortgages.

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.