

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAR 9 11 32 AM '72
MORTGAGE OF REAL ESTATE BOOK 1225 PAGE 11

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, G & L BUILDERS, INC., AND ALVIN W. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

(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 THIRTY ONE THOUSAND SIX HUNDRED EIGHTY SEVEN AND 50/100 Dollars (\$ 31,687.50) due and payable six (6) months after date. Upon sale of houses on Lot 28, Woodlawn Drive, Piedmont, S.C. and/or Lot 27A, Lyons Drive, Simpsonville, S.C., prorated payments shall be applied to the balance due hereunder.

with interest thereon from date at the rate of eight per centum per annum, to be paid: on aforesaid due date

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, situate, lying and being in the northwest corner of the intersection of Lyons Drive and Terrace Lane and being known and designated as Lot No. 27A of Terrace Acres Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 000 at page 126, and having such metes and bounds as shown thereon, said plat being incorporated herein by reference.

ALSO: ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown as Lot No. 28 on a plat of Whispering Pines, recorded in the RMC Office for Greenville County in Plat Book PPP at page 65, made by F. E. Ragsdale, RLS, 1962, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Woodlawn Drive at the joint front corner of Lots 27 and 28 and running with the edge of said Woodlawn Drive, S. 69-21 E. 103.3 feet to an iron pin; thence S. 21-39 W. 263.3 feet to an iron pin; thence N. 61-30 W. 100 feet to an iron pin, joint rear corner of Lots 27 and 28; thence N. 20-39 E. 249.6 feet to an iron pin, being 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 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.