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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R.M.C.

BOOK 1227 PAGE 35

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PRINCE & LINDSEY REAL

ESTATE, 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 SEVENTEEN THOUSAND AND NO/100 -----

DOLLARS (\$ 17,000.00 ), 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,

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 in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as a portion of Tract No. 1, Section D, according to plat of Property of Marsmen, Inc. prepared December 16, 1935, and recorded in the RMC Office for Greenville County in Plat Book D at pages 220 and 221, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the Eastern side of National Highway No. 29 at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, S. 85-03 E. 513.5 feet to a stake in the line of Property of E. E. Chapman; running thence along the line of said property, S. 2-00 E. 71.3 feet to a point on the Northern side of a 20-foot lane; thence with the Northern side of said 20-foot lane, N. 85-03 W. 512 feet to a point on the Eastern side of said National Highway No. 29; thence with the Eastern side of said Highway, N. 2-25 W. 71.3 feet to the point of beginning.

There is an existing mortgage executed by A & J Enterprises, Inc. to Mortgagee recorded in Mortgage Book 1215 at page 383 in the amount of \$22,000.00 dated December 7, 1971. Said mortgage covers property immediately adjacent to the property described above. The sole stockholders and directors of Prince & Lindsey Real Estate, Inc. and A & J Enterprises, Inc. are Jimmy J. Lindsey and A. J. Prince. By acceptance of this loan the undersigned Mortgagor does hereby agree that this mortgage and the existing mortgage referred to above shall be inter-related and that a breach or default in the terms of either would constitute a breach of both and would authorize immediate foreclosure of both.