

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1232 PAGE 49

MORTGAGE OF REAL ESTATE

MAY 4 2 03 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, PROPERTIES UNLIMITED, INCORPORATED,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARLOS F. LINDSEY,

(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-six Thousand Seven Hundred and no/100-----
Dollars (\$36,700.00) due and payable

as per the terms of the Promissory Note executed of even date herewith,

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: as per the terms of said

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: ^{note.}

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

ALL that lot of land situate, lying and being on the Northeastern side of White Horse Road (also known as S. C. Highway No. 250), near the City of Greenville, in Greenville County, South Carolina, shown as a portion of Tract 4 on Plat of Property of J. H. Ware Estate recorded in the R.M.C. Office for Greenville County in Plat Book "A", at page 170, and having, according to said plat and a plat made by Gilbert, Richardson & Associates, Inc., November 16, 1971, recorded in Plat Book "4-L", at page 187, in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of White Horse Road at the Southwest corner of the lot herein described, and runs thence N. 61-34 E. 184.5 feet to an iron pin; thence N. 23-26 W. 230.5 feet to an iron pin; thence S. 61-59 W. 200 feet to an iron pin on the Northeastern side of White Horse Road; thence along White Horse Road S. 34-36 E. 46.5 feet to an iron pin; thence S. 32-43 E. 100 feet to an iron pin; thence S. 30-17 E. 86.15 feet to the beginning corner.

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.