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GREENVILLE CO. S.C.

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BOOK 1232 PAGE 287

OLLIE FARNSWORTH

R.M.C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**J. & B. Builders & Developers, Inc.**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Sixteen Thousand and 00/100 -----

DOLLARS (\$ 16,000.00), with interest thereon from date at the rate of Seven & Three-Quarter per centum per annum, 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 1, 1997

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 hereby 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, Gantt

Township, near the City of Greenville, being known as Lot 56 and the Southern one-half (1/2) of lot 57 on the Eastern side of Brantford Lane, according to a survey of South Forest Estates, made August 29, 1955, by Pickle and Pickle, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Brantford Lane, joint front corner of lots 55 and 56, and running thence along the line of lot 55, N. 84-41 E., 125 ft. to joint rear corner of lots 55 and 56; thence along the rear line of lots 30, 29 and 28, N. 5-19 W., 142.5 ft. to center of rear line of lot 57; thence up the center line of lot 57, S. 84-41 W., 125 ft. to center of front line of lot 57 on Brantford Lane; thence along Brantford Lane, S. 5-19 E., 142.5 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 941, Page 390.