

FILED
GREENVILLE CO. S. C.

JUN 16 4 10 PM '72

OLLIE FARNSWORTH
R. M. G.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LINDSEY BUILDERS, 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 Eleven Thousand Five Hundred and No/100-----

DOLLARS (\$ 11,500.00), 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, September 1, 1992.

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 on the Southern side of Wales Avenue near the intersection thereof with Citadel Street in Gantt Township, Greenville County, South Carolina, being shown as an undeveloped portion of the property of R. C. Sutherland on a plat made by Campbell & Clarkson Surveyors, Inc., dated May 21, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4J, page 49, adjoining Lots Nos. 19 and 20 of KENMORE TERRACE, and being shown on a more recent survey for Lindsey Builders, Inc., made by R. B. Bruce dated May 1972, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Wales Avenue at the rear corner of Lot No. 19 of Kenmore Terrace as shown on a plat recorded in Plat Book XX, page 7, and running thence along the Southern side of Wales Avenue, N. 89-10 E., 160.7 feet to an iron pin; thence S. 51-30 W., 112.7 feet to an iron pin; thence along the line of property owned by Raines, S. 0-32 W., 79 feet to an iron pin; thence through other property of Lindsey Builders, Inc., S. 89-10 W., 75 feet to an iron pin in the rear line of Lot No. 20; thence along the rear lines of Lot Nos. 19 and 20 of Kenmore Terrace, N. 01-15 W., 148 feet to an iron pin, the beginning corner.