

OLLIE FARNSWORTH
GREENVILLE

BOOK 1239 PAGE 71

First Mortgage of Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack E. Shaw 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 Thirty-Four Thousand and No/100-----

DOLLARS (\$ 34,000.00), 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, December 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 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, on the northeastern side of Lambourn Way, being known and designated as Lot No. 63, as shown on a Plat of Kingsgate, made by Piedmont Engineers & Architects, and recorded in the R. M. C. Office for Greenville County, in Plat Book WW, at Pages 44 and 45, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Lambourn Way, at the joint front corner of Lots 63 and 64, and running thence with the common line of said Lots N. 73-45 E. 162.4 feet to an iron pin; thence running S. 15-37 E. 100.0 feet to an iron pin at the joint rear corner of Lots 62 and 63; thence with the common line of said Lots S. 65-27 W. 170.1 feet to an iron pin on the northeastern side of Lambourn Way; thence with the line of Lambourn Way N. 10-13 W. 25.0 feet to an iron pin; thence continuing with line of said Lambourn Way N. 13-48 W. 100.0 feet to the point of beginning.