

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

JUL 7 4 24 PM '58
ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDGLE
R.M.O.

WHEREAS, M & S BUILDERS, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto TAYLORS LUMBER COMPANY, INC.,

(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-seven Thousand Three Hundred Six and 41/100 Dollars (\$37,306.41) due and payable

as per the terms of the Note executed of even date herewith, with each separate parcel of land to be released upon the payment of a specified sum as stated in the Agreement executed of even date herewith.

with interest thereon from date at the rate of Seven per centum per annum, to be paid as per Note.

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:

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 Greenville, being shown and designated as Lots 2, 6, 7, 8, 9, 12, 13, 15, 16, 20, 21, 22, 24 and 25, on a plat entitled "DELLBROOK ESTATES", said plat being recorded in the R.M.C. Office for Greenville County in Plats Book 4-N at page 40 and having such metes and bounds as shown thereon.

ALSO: ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, on the southwestern side of Richbourg Road, being shown as a portion of Lot #10 on a plat of property of L. L. Richbourg recorded in the R.M.C. Office for Greenville County in Plats Book R at page 65, and being more particularly shown as Lot #4 on a plat of property of George R. Briggs dated January, 1958, and having such metes and bounds as shown thereon and further as described in a deed from Waco F. Childers, Jr. to M & S Builders, Inc., recorded in the R.M.C. Office for Greenville County in Deeds Volume 936, at page 409.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, S. C., being shown as Lot 36, BUXTON, according to plat thereof recorded in the R.M.C. Office for Greenville County in Plats Book 4-N at page 2, and having such metes and bounds as shown thereon.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County on the southeastern side of County Cork Road and being shown and designated as Lot 64 on a plat of a revision of SHAMROCK ACRES SUBDIVISION, which plat is recorded in Plats Book RR at page 133, and having such metes and bounds as shown thereon.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, S. C., being shown as Lot #90 on a plat of FOXCROFT, Section II, as recorded in the R.M.C. Office for Greenville County in Plats Book 4-N at pages 36 and 37, and having such metes and bounds as shown thereon.

ALSO: ALL those certain pieces, parcels or lots of land, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lots 380 and 381 of HERITAGE HILLS, Section III, plat of which is recorded in the R.M.C. Office for Greenville County in Plats Book 4-R at page 26 and having the metes and bounds as shown thereon.

ALSO: ALL those pieces, parcels or lots of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as part of Lots Nos. 31 and 32 on plat of property of W. A. Sanders, PARIS HEIGHTS, as per plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book S, page 149, and having, according to said plat, the metes and bounds as shown thereon, and being the same property conveyed to M & S Builders, Inc., in Deeds Volume 943 at page 605.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, S. C., in Chick Springs Township, on the northeastern side of U.S. Highway 29, presently known as Wade Hampton Boulevard, and being known and designated as Lot No. 2 of property of T. J. Ingle, according to plat made by Pickell and Pickell, and being the identical property conveyed to us by deed of Doris McKeithan, recorded in Deeds Book 935 at page 241 and having such metes and bounds as shown thereon.

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.

*For Release Part of Lot 10 (Lot 4) see R.M.C. Book 149 page 563
For Release Part of Lot 381 see R.M.C. Book 145 page 149
For Release Part of Lot 380 see R.M.C. Book 149 page 149*

*For Release Part of Lot 2, Dellbrook Estates, see R.M.C. Book 145 page 149
For Release Part of Lot 31 & 32 Paradise Hill see R.M.C. Book 149 page 149*