

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
RECORDED  
APR 25 1973  
COURT CLERK  
J. H. [Signature]

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME:  
GREENVILLE, CO. S. C.

APR 25 1 20 PM '73

OGGIE S. TANKERSLEY  
PALMETTO REAL ESTATE TRUST

WHEREAS, FOUNTAIN INN BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Thousand and No/100**-----

Dollars (\$ 30,000.00 due and payable

six (6) months from date hereof,

with interest thereon from date at the rate of **eight** per centum per annum, to be paid:

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, Town of Fountain Inn, and being known and designated as Lots #3 and #4 in Belmont Estates, according to plat made by Carolina Engineering and Surveying Co. recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 57, and being more fully described in accordance with said plat, to-wit:**

BEGINNING at an iron pin on the Western side of Quillen Avenue (formerly Jones Mill Road, joint Northeastern property corner of Grambs and property of Cozette Gault, and running thence along Quillen Avenue S. 18-08 W. 207 feet to iron pin; thence along the curvature of intersection of Quillen Avenue and Belmont Drive S. 76-18 W. 45.2 feet to iron pin; thence N. 62-40 W. 160 feet to iron pin at the corner of Lot #5; thence along Lot #5 N. 27-20 E. 239.8 feet to iron pin; thence S. 60-28 E. 160.5 feet along Gault property line to iron pin on edge of Quillen Avenue, being the point of beginning.

THIS being the same property which the Mortgagors received by deed from Sara A. Patton and Melvin K. Younts dated April 2, 1973 and recorded in the RMC Office for Greenville County prior hereto.

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 whatsoever lawfully claiming the same or any part thereof.