

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MAY 10 3 29 PM '73

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, FOUNTAIN INN BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto PALMETTO REAL ESTATE TRUST

(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 Fourteen Thousand and No/100-----
Dollars \$ 14,000.00 due and payable

sixty (60) days from date hereof,

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

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, in the Fairview Township, in the subdivision known as Friendship Heights, known and designated as Lot No. 4 in Block A on a plat of the same prepared by W. N. Willis Engineers, May 30, 1960, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Friendly Street, joint corner with Lot No. 5, and running thence along the Northwest side of said Friendly Street S. 29-00 W. 80 feet to an iron pin, joint corner with Lot No. 3 on said Street; thence with the back joint line of said Lot No. 3 N. 79-00 W. 137.5 feet to an iron pin, corner with lots No. 2 and 3; thence with the back line of said Lot No. 2 along the same course N. 79-00 W. 51.3 feet to an iron pin, joint corner with Lot No. 2; thence N. 29-00 E. 138.2 feet to back joint corner with Lot No. 5; thence with the joint line of said Lot No. 5 S. 61-00 E. 180 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 3, 2, and 5, and Friendly Street.

THIS BEING the same property conveyed to the Mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Book 968 at page 375.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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.