

MORTGAGE OF REAL ESTATE—Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STUBBLEFIELD BUILDERS, INC.

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

(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

Fifteen Thousand & no/100ths-----Dollars (\$ 15,000.00) due and payable
six (6) months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity

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, in Washington Baptist Church Community, O'Neal Township, on the south side of Mosteller Road, containing 16.0 acres more or less, being the major portion of tract No. 2 shown on plat entitled "Property of Benjamin Perry and James T. Ponder" dated July 2, 1971 by H. S. Brockman, R. L. S. recorded in the RMC Office for Greenville County, S. C. in plat book 4K at page 197 and being particularly described as follows:

Beginning at an iron pin in the center of Mosteller Road, corner of tract sold to James A. Dill, and running thence with the line of said property S. 9 W. 458 feet to an iron pin, thence S. 30-30 E. 557 feet to an iron pin; thence S. 81-15 E. 330 feet to an iron pin on the west bank of a creek; thence with the creek as the line, the traverse line of which is due north 133 feet; thence continuing N. 62-00 E. 219.7 feet to an iron pin on the west bank of said creek, corner of property now or formerly Howell; thence with the line of said property N. 4-30 E. 610.5 feet to a point in the center of Mosteller Road; thence with the center of said road N. 81-00 W. 776 feet to the beginning corner.

This is the same portion of property conveyed to the grantor by deed recorded in deed volume 926 at page 441 and deed recorded in deed volume 926 at page 444.

This conveyance is made subject to recorded easements and rights-of-way.

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