

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 FILED GREENVILLE CO. S. C.
 JUL 18 3 41 PM 1971
 DONNIE S. TAYLOR
 R.H.C.
 BOOK 1285 PAGE 53
 MORTGAGE OF REAL ESTATE
 THESE PRESENTS MAY CONCERN:

WHEREAS, ADVANCE BUILDERS, INC.
 (hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER 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 FORTY-SIX THOUSAND SIX HUNDRED TWELVE AND 94/100 Dollars (\$ 46,612.94) due and payable
 As per terms provided in Note of even date.

with interest thereon from date at the rate of Eight 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

ALL those pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lots Number 1, 2, 3, 6, 8, 9, 10, 11, 12, 13, 14, 15, 19, 20, 21, 22, 23, 24, 42, 44 and 46 of a Subdivision known as "Valleybrook", Section 1, plat of which was prepared by R. B. Bruce, dated November 24, 1971, and recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book 4N at Page 60, and having such metes and bounds as shown thereon.

This is a second mortgage as to each and every lot and the holder hereof agrees to release the lien of the mortgage as to any particular lot upon the payment to it of the principal sum of \$2,219.67.



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.

For Release to 11/11/71, see R.C.M. Book 1285 Page 251
 For Subordination Agreement, see R.C.M. Book 1285 Page 131
 For Release to Valleybrook, see R.C.M. Book 1285 Page 60

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