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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1299 PAGE 571

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy J. Lindsey Real Estate, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank, 46 Broad Street, Charleston, South Carolina

(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

Eighty-seven thousand and no/100----- Dollars (\$7,000.00) due and payable

in full twenty-four months from date as provided in said Note, the terms of which are incorporated herein by specific reference.

~~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:~~~~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:~~~~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 Gantt Township, containing approximately 12 acres and being described as follows in accordance with a plat prepared by Campbell and Clarkson, Surveyors dated December 3, 1973:

BEGINNING at an iron pin at the joint corner of property of T. V. Sherman and Belle Meade, Section 5, and running thence along the respective properties of Belle Meade, Section 5, Baskin and Ladson, N. 35-05 E. 1081.7 feet to an iron pin on the line of a 16 feet easement; thence along the line of said easement, S. 50-41 E. 368 feet to an iron pin at the corner of a lot of Johnson; thence along said Johnson lot S. 33-27 W. 127.5 feet to an iron pin; thence continuing with the line of said Johnson lot, S. 50-41 E. 152.2 feet to an iron pin at the rear corner of a lot of Abraham; thence S. 39-27 W. 325 feet to an iron pin; thence S. 50-01 E. 177.2 feet to an iron pin; thence along the line of Harris Estate, S. 39-27 W. 251.9 feet to an iron pin; thence along the line of Gaines N. 64-22 E. 164.7 feet to an iron pin on the southerly side of Uneeda Court; thence along the southerly side of Uneeda Court in a northwesterly direction, 180 feet to an iron pin; thence along the joint line of Lots 31 and 32 in a southwesterly direction 90 feet to the joint rear corner of Lots 32 and 33; thence along the rear line of Lot 33 in a southwesterly direction 70 feet to an iron pin on the line of property of Sexton; thence along the line of Sexton, N. 74-25 W. 167.3 feet to an iron pin in the edge of Uneeda Drive; thence along the easterly edge of Uneeda Drive and property of Sexton, S. 5-23 E. 457.7 feet to an iron pin; thence along the line of Sherman Park, Section I, S. 84-33 W. 244 feet to an iron pin on the line of Wadley; thence along said Wadley Lines, N. 4-56 W. 453.4 feet to an iron pin; thence along Sherman Line, N. 9-23 E. 85 feet to the point of beginning.

Included in the above described tract are Lots 1 through 30 and Lots 32 and 33 of a proposed development to be known as Sherman Park, Section Two, as shown on a Preliminary Subdivision Plan prepared by Campbell and Clarkson, Surveyors, dated December 3, 1973. Such plan has received preliminary approval by the Greenville County Planning Commission and a final plat of such subdivision will be recorded upon receiving final approval of such Planning Commission. Also included in such description are proposed streets to be known as Uneeda Drive, Uneeda Court and Ineeda Drive. There is expressly EXCLUDED (see sheet)

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.