

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 7 4 53 PM '74
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern: Joint Ventures, Inc., (formerly known as Thrift Builders, Inc.)

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

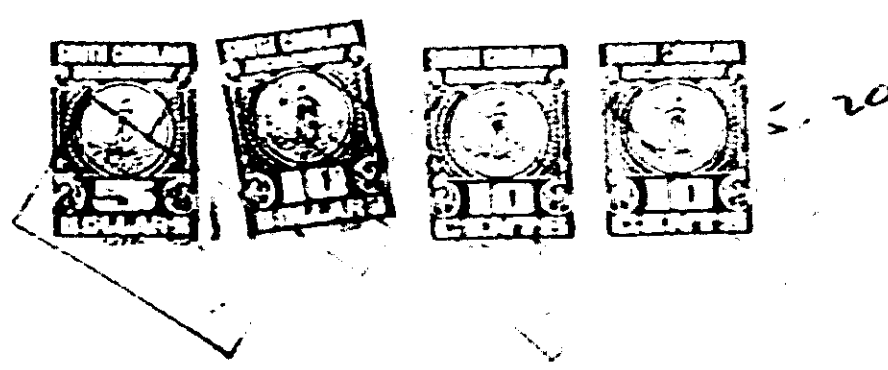
Thirty-eight Thousand and No/100 -----
DOLLARS (\$ 38,000.00) with interest thereon from date at the rate of eight and one-half (8½) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose

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, being and being in the State of South Carolina, County of Greenville, and designated as Lot #2, Section 3, Cunningham Acres on a plat prepared by C. O. Fiddle dated April 8, 1971 and recorded in the P. M. C. office for Greenville County in Plat Book 48, Page 73 and according to said plat has the following notes and bounds:

Beginning at an iron pin along the right-of-way of Cunningham Circle, (formerly known as Peachtree Street), thence running S 86-50 W 100 feet to an iron pin; thence turning and running S 3-10 E 165.3 feet to an iron pin; thence turning and running N 86-53 E 100 feet to an iron pin; thence turning and running N 3-10 W 165.35 feet to the point of beginning.



Together with all and singular the rights and appurtenances thereto in any way incident or appertaining, and all of the rents, issues, and profits which may now or hereafter be had thereon, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, installed, 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 deemed a part of the real estate.

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