

GREENVILLE CO. S.C.

BOOK 1323 PAGE 574

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. R. Granger Builders, Inc., of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FRANK ULMER LUMBER CO., INC., hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fourteen Thousand Nine Hundred Five and 24/100----- Dollars (\$14,905.24), with interest from date at the rate of --eight--- per centum (8 %) per annum until paid, said principal and interest being payable at the office of Frank Ulmer Lumber Co., Inc., Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Dollars (\$), commencing on the day of 19 , and on the day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

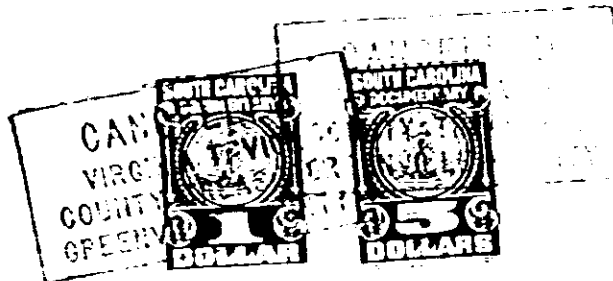
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northeasterly side of Piney Woods Lane, and known and designated as Lot 152, Woodfields, as shown on plat of Woodfields by Piedmont Engineering Service, May 1949, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeasterly side of Piney Woods Lane, joint front corner of Lots 152 and 153, and running thence with the common line of said lots, N. 27-01 E. 172.5 feet to an iron pin; thence N. 61-32 W. 130 feet to an iron pin; thence S. 28-16 W. 45 feet to an iron pin; thence S. 19-24 W. 135.5 feet to an iron pin on the northeasterly side of Piney Woods Lane; thence running with the northeasterly side of Piney Woods Lane, S. 66-52 E. 55.8 feet to an iron pin on the northeasterly side of Piney Woods Lane; thence continuing with Piney Woods Lane, S. 63-0 E. 57.1 feet to an iron pin, the point of beginning. Being the same property conveyed to the mortgagor herein by Master's Deed recorded in the R.M.C. Office for Greenville County in Deed Book 948, page 273.

~~The within mortgage is given to replace the mortgage dated May 3, 1974, which constitutes collateral for a note in the sum of \$15,905.24, the said note having been reduced by the sum of \$1,000.00.~~

This is a second mortgage.

THE WITHIN MORTGAGE IS GIVEN AS ADDITIONAL COLLATERAL TO SECURE A NOTE DATED MAY 3, 1974 IN THE SUM OF FIFTEEN THOUSAND NINE HUNDRED FIVE DOLLARS AND TWENTY FOUR CENTS (\$15,905.24). THIS MORTGAGE DOES NOT INCREASE THE DEBT OF F. R. GRANGER BUILDERS, INC. IN EXCESS OF THE SAID NOTE LESS ANY PAYMENTS UPON THE NOTE.



Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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