STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy J. Lindsey Real Estate, Inc. (formerly Prince & Lindsey Real Estate Co., Inc.) a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

Builder Marts of America, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes of even date herewith, in the respective sum of:

$26,904.48 and $50,418.61 Dollars

($xxxxxxxxxxx) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and are to be performed as though they were set forth herein, with interest thereon from date at the rate of Nine per centum per annum, to be paid as provided for in said note; and. This Mortgage is to secure a Note given by Jimmy J. Lindsey Real Estate, Inc. to Builder Marts of America, Inc. for $26,904.48 and a Note given by Lindsey Real Estate Co., Inc. for $50,418.61.

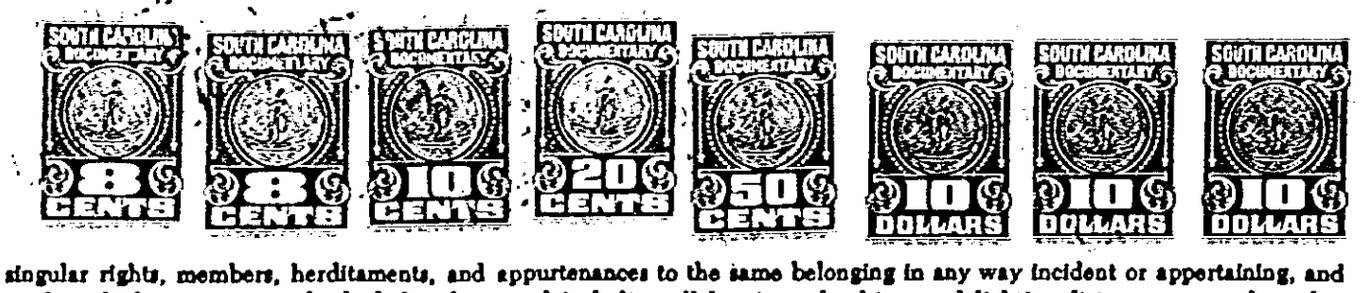
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 those pieces, parcels and lots of land situate, lying and being in Greenville County, South Carolina, being known and designated as lots Nos. 39, 56, 61, 69, 70, 71 and 89 on a Plat of a revision of Stonewood made by Dalton & Neves Co. Engineers dated January 1970, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, Page 16, reference to which is hereby craved for the metes and bounds thereof, subject, however, to a prior mortgage covering said lots given by the Mortgagor to First Piedmont Bank & Trust Company in the original sum of $10,000.00 recorded on July 12, 1973 in the RMC Office of Greenville County, S. C. in Mortgage Book 1284, Page 257.

ALSO all those pieces, parcels and lots of land situate, lying and being in Gantt Township, Greenville County, S. C. being shown and designated as lots Nos. 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 24, 25, on a plat of Sherman Park, Section II, made by Campbell & Clarkson Surveyors, Inc. dated April 1, 1974, recorded in the RMC Office of Greenville County, S. C. in Plat Book 4R, Page 66, reference to which plat is hereby craved for the metes and bounds thereof, subject, however, to a prior mortgage given by the Mortgagor to the Citizens & Southern National Bank of S. C. in the original sum of $87,000.00, recorded in the RMC Office for said County and State in Mortgage Book 1299, Page 571.

The Mortgagor reserves the right to have each of the above described seven lots in Stonewood Subdivision released upon request in due form of Law upon payment of the principal sum of $600.00 each. The Mortgagor further reserves the right to have the first twelve lots sold hereafter in Sherman Park, Section II, above designated, upon payment of the principal sum of $600.00 on each, for the sum of $2600.00 on each for the next one lot sold and upon payment of the sum of $4200.00 each for the next and last succeeding lots sold hereunder. All release sums paid hereunder shall be applied toward reduction of the principal balance due on the aforesaid $26,904.48 Note given by Jimmy J. Lindsey Real Estate, Inc. to Builder Marts of America, Inc. All releases hereunder are subject to payment in full of all interest then and theretofore accrued and due hereunder on both the aforesaid $26,904.48 Note and the aforesaid $50,418.61 Note due by Lindsey Real Estate Co., Inc. to the Mortgagee herein, both of said Notes being of even date herewith.



Together with all and singular rights, members, herditaments, 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.