

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 27

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, 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 sum of: \$26,904.48, \$30,324.37 and \$50,418.61 Dollars

with interest thereon from date at the rate of Nine per centum per annum. This Mortgage is to secure a Note given by Lindsey Real Estate Co., Inc. for \$50,418.61, and to secure a note given by Jimmy J. Lindsey Real Estate, Inc. for \$26,904.48 and a Note given by Lindsey of S. C., Inc. for \$30,324.37.

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 piece, parcel and lot of land, together with all buildings and improvements thereon, situate, lying and being on the northwestern side of Ecole Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 8 on a plat of Ecole Acres, Section I, made by Campbell & Clarkson Surveyors, Inc., dated October 9, 1972, recorded in The RMC Office of Greenville County, S. C. in Plat Book 4R, Page 47, reference to which is hereby craved for the metes and bounds thereof, being the same property conveyed to the Mortgagor by deed of Jimmy J. Lindsey Real Estate, Inc., by deed recorded in Deed Book 1009, Page 855, and being subject to a First Mortgage given by Jimmy J. Lindsey Real Estate, Inc. to United Federal Savings & Loan Association in the original sum of \$17,900.00, recorded in the RMC Office of Greenville County, S. C. in Mortgage Book 1299, Page 527.

The Mortgagor reserves the right to have release from the lien of this Mortgage the above described property upon payment unto the Mortgagee of the sum of \$2,750.00 which shall be applied toward the principal balance due on the Note given by Lindsey Real Estate Co., Inc. to the Mortgagee of even date herewith in the sum of \$50,418.61. Such release is subject, however, to interest due on all three Notes which this Mortgage secures being paid current up to the date of such release.



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.

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