

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

GEORGE O'SHIELDS BUILDERS, INC. herein "Borrower" and the

Mortgagee FIRST PIEDMONT BANK AND TRUST CO.

Greenville, South Carolina herein "Lender".

WHEREAS, the Borrower is indebted to the Lender in the sum of THREE THOUSAND SEVEN HUNDRED EIGHTY-- Dollars \$ 3,780.00 as evidenced by the Borrower's promissory Note of even date herewith herein "Note" the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

180 days from date and

WHEREAS, the Borrower may have borrowed other monies from the Lender which term as used throughout this Mortgage Agreement shall include any Holder which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of THREE THOUSAND SEVEN HUNDRED EIGHTY Dollars \$ 3,780.00.

NOW, THEREFORE, KNOW ALL MEN, that the Borrower jointly and severally if more than one, in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, Town of Mauldin, being known and designated as Lot No. 51 on a Plat of Bishop Heights Subdivision, prepared by Ethan C. Allen, RLS, dated January 1966, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 71, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of Ashmore Bridge Road, N. 27-31 E., 107.5 feet to an iron pin at the intersection of Ashmore Bridge Road and Rita Street; thence with said intersection, the chord being N. 20-21 W., 40.3 feet to an iron pin on the southern edge of Rita Street; thence with the southern edge of Rita Street, N. 68-18 W., 92.9 feet to an iron pin; thence still with Rita Street, N. 68-18 W., 92.7 feet to an iron pin at the joint corner of Lots 50 and 51; thence with the joint line of said lots, S. 32-31 W., 101.5 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence with the joint line of said lots, S. 57-29 E., 225 feet to an iron pin on the northwestern edge of Ashmore Bridge Road, being the point of beginning.

