

FILED
GREENVILLE CO. S. C.
JUN 27 4 08 PM '75
BONNIE S. TINKERLEY

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael C. Webb and Maria H. Webb

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Builders Mart of America, Inc.

(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

One Thousand Eight Hundred Thirty-Six & 58/100 Dollars (\$ 1,836.58) due and payable

in equal quarterly installments of \$459.14 each

with interest thereon from _____ date _____ at the rate of 8 per centum per annum, to be paid: quarterly
on the unpaid
balance

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located at the Southwestern corner of the intersection of Sheffield Drive and Chaucer Parkway near the City of Greenville, being known and designated as Lot No. 12 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Sheffield Drive at the joint corner of Lots Nos. 12 and 13 and running thence with the western side of Sheffield Drive, N. 4-52 W. 100 feet to an iron pin; thence with the intersection of Sheffield Drive and Chaucer Parkway, N. 49-52 W. 35.36 feet to an iron pin on the Southern side of Chaucer Parkway; thence with the Southern side of Chaucer Parkway S. 85-08 W. 38 feet to an iron pin; thence with the curve of the Southern side of Chaucer Parkway, the chord of which is S. 86-41-13 W. 31.8 feet to an iron pin at the joint corner of Lots Nos. 11 and 12; thence with the line of Lot No. 11, S. 1-45-34 E. 126 feet to an iron pin in the line of Lot No. 14; thence with the lines of Lots Nos. 14 and 13, N. 85-08 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 951 at Page 61.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.