

FILED
GREENVILLE CO. S.C.

BOOK 1352 PAGE 423

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Creative Builders, Inc., a South Carolina corporation

hereinafter referred to as Mortgagor) is well and truly indebted unto C. Dan Joyner and P. Dayton Poole

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
parted herein by reference, in the sum of Three Thousand and No/100-----

----- Dollars (\$ 3, 000. 00) due and payable

according to the terms of the note for which this mortgage stands as security.

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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, in the City of Mauldin, on the northwestern side
of Montclaire Road, being shown and designated as Lot No. 150 on plat of Montclaire,
Section 3, recorded in the R. M. C. Office for Greenville County in Plat Book WWW at
Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Montclaire Road, at the joint
front corner of Lots 149 and 150, and running thence along Montclaire Road, S. 29-18
W. 80.0 feet to an iron pin at the joint front corner with Lot 151; thence with the line of
Lot 151, N. 60-42 W. 260.4 feet to an iron pin at the joint rear corner of Lots 150 and
151; thence with the rear line of Lot 150, N. 36-42 E. 80.9 feet to an iron pin at the
joint rear corner with Lot 149; thence with the line with Lot 149, S. 60-42 E. 250.5
feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures, and all other fixtures, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures
and improvements, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right
and authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except
those herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
his heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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