

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 & 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 incorporated 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.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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. 151 on plat of Montclaire, Section 3, recorded in the RMC 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 150 and 151, and running thence along Montclaire Road, S. 29-18 W. 80.0 feet to an iron pin at the joint front corner of Lots 151 and 152; running thence with the joint line with Lot 152, N. 60-37 W. 267.7 feet to an iron pin at the joint rear corner with Lot 152; thence along the rear line of Lot 151, N. 34-38 E. 80.0 feet to an iron pin at the joint rear corner with Lot 150; thence along the joint line with Lot 150, S. 60-42 E. 260.4 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 appertaining, 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 appurtenances 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 authority lawfully to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

9425

4328 (RV-2)