

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
9/24/77

1977 809

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

WHEREAS, PROGRESSIVE BUILDERS, INC. and STEPHEN G. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Fifty Thousand and No/100 -----

----- Dollars (\$50,000.00) due and payable
in accordance with terms of note of even date herewith

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: monthly

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, and being described as follows, to-wit:
BEGINNING at an iron pin at the intersection of the northerly boundary of North Pleasantburg Drive (South Carolina Highway 291) with the westerly boundary of Piney Mountain Road (South Carolina Road 46); and running thence South 81° 02' East, along said westerly boundary of Piney Mountain Road, a distance of 11.63 feet, more or less, to an iron pin; thence continuing along said westerly boundary of Piney Mountain Road, North 41° 35' East, a distance of 122.58 feet; thence North 41° 09' East, continuing along said westerly boundary of Piney Mountain Road, a distance of 45.00 feet, more or less, to an iron pin; thence leaving said westerly boundary of Piney Mountain Road, and go South 86° 44' West, a distance of 80.05 feet, more or less, to a railroad monument; thence South 84° 09' West, a distance of 100.03 feet, more or less, to an iron pin; thence South 85° 12' West, a distance of 64.82 feet, more or less, to an iron pin in said northerly boundary of North Pleasantburg Drive; thence South 50° 31' East, along said northerly boundary of North Pleasantburg Drive, a distance of 86.27 feet, more or less, to an iron pin; thence continuing along said northerly boundary of North Pleasantburg Drive, South 47° 40' East, a distance of 73.47 feet, more or less, to said point of beginning, containing 14,829.45 square feet, more or less and being located substantially as shown outlined in red on print of Drawing No. TB-75-0397, dated April, 1975, prepared by Dalton & Neves Company.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, bounded on the north by the southern edge of the P & N Railroad right of way for a distance of approximately 380 feet; bounded on the east by Piney Mountain Road and on the south and west by the right of way of Southern Railroad and By-Pass 291; said tract being shown as Lot 1, Block 8, p. 10 of the County Block Book. Reference to plat recorded in the R.M.C. Office in Plat Book 5R, Page 56 is hereby craved for a more complete description.



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.

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