

MORTGAGE OF REAL ESTATE—Offices of *No. 1116 E. 17th* Love, Thofnton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Builders Unlimited, Inc.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Citizens Builder Mart, a corporation, P.O. Box 8476, Greenville, S.C. 29604 (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 Seven Hundred Twenty-eight and 77/100 DOLLARS (\$1,728.77), with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: Due one year after date with interest from date at the rate of 8 per cent.

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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, on the eastern side of Cool Brook Drive in the City of Greenville and being known and designated as Lot 48 of Magnolia Acres, according to plat recorded in Plat Book GG at Page 133 and being shown as property of Francis Earl Barfield, the plat being by R. B. Bruce, dated 12/5/59, and having the following metes and bounds, to-wit:

BEGINNING At an iron pin on the eastern side of Cool Book Drive, front corner of Lot 49; thence with line of said lot, S. 75-33 E. 175 feet to iron pin, rear corner of Lot 47; thence with line of said lot, S. 47-40 W. 158.2 feet to an iron pin on the eastern side of Cool Brook Drive; thence with said drive as follows: N. 49-50 W. 7 feet to stake; N. 35-03 W. 74.9 feet to stake; thence N. 2-49 W. 84.5 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by Robert M. Cobb by deed dated October 17, 1975 recorded in Deed Book 1026 at Page 174, RMC Office for Greenville County. It is understood and agreed that this mortgage is junior to a mortgage to First Federal Savings & Loan Association recorded in Mortgage Book 1238 at Page 480, on which there is a balance due of approximately \$21,000.00. This mortgage is being signed by R. Kenneth Cobb, as Vice-President of Builders Unlimited, Inc. and as such, he is authorized by the By-Laws of the corporation to sign all deeds and mortgages without the signature of any other officer of the corporation.

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

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