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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
10 35 1977
DONALD S. TANKERSLEY
R.M.C.

**MORTGAGE OF REAL ESTATE
(CORPORATION)**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Design Builders, Inc., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

South Carolina National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Sixty Thousand Four Hundred Twenty-one and 29/100 -----Dollars
(\$ 60,421.29 due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 9 per centum per annum, to be paid as provided for in said note; and,

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:

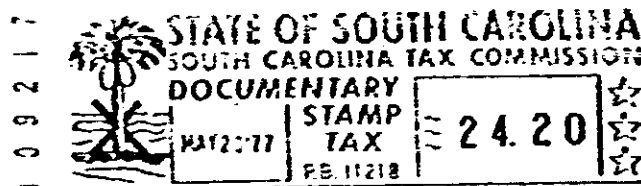
ALL OF MY TWO-THIRDS UNDIVIDED INTEREST IN AND TO:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 15 acres, more or less, located on the Southeastern side of Miller Road and the Southern side of Old Mill Rd. and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Old Mill Rd. and Miller Rd. and running thence down Old Mill Rd. S. 45-30 E. 480 feet, more or less, to an iron pin; running thence S. 44-30 E 783.2 feet, more or less; running thence S. 55 W. 366 feet, more or less, to an iron pin; running thence N. 35 W. 700 feet, more or less, to a point in the center line of Miller Rd; running thence down the center line of Miller Rd. N. 63-03 E. 400 feet to a point; thence continuing down Miller Road N. 55-28 E. 382.2 feet, more or less to a point; running thence N. 53-46 E. 326.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deeds, dated March 17, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1052 at Pages 966 on March 17, 1977

It is agreed between the parties hereto that any portion or all of the above-described property will be released from the lien of this mortgage upon payment by mortgagor to mortgagee of one half of the net sales proceeds produced by the sale.



250

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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