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GREENVILLE, CO. S. C.

BOOK 1412 PAGE 343

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 4 09 PM '77  
CONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE OF REAL ESTATE  
(CORPORATION)  
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, **A. J. Prince 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

**FRANK ULMER LUMBER CO., INC.**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: **Five Thousand and 00/100** - - - - - Dollars (**\$ 5,000.00**) 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,

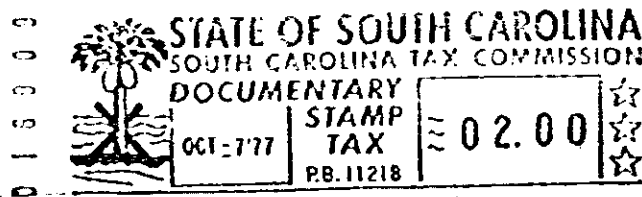
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 that certain piece, parcel and lot of land, situate, lying and being in the County of Greenville, State of South Carolina on the northern side of West Golden Strip Drive and being known and designated as Lot No. 4 according to a plat of Golden Heights Subdivision prepared by R. B. Bruce, R.L.S. dated May 11, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5P at Page 91, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of West Golden Strip Drive at the joint front corner of Lots 3 and 4; thence, which point is located 1,896.3 feet from the intersection of West Golden Strip Drive and Laurens Road and thence with the joint line of Lots 3 and 4, N. 18-32 W. 263.8 feet to a point on a ditch; thence with the ditch as the line the following courses and distances, N. 74-50 E. 25 feet to a point; N. 58-51 E. 83.6 feet to a point; S. 77-56 35.9 feet to a point at the joint rear corner of Lots 4 and 5; thence with the joint line of Lots 4 and 5, S. 10-44 E. 287.2 feet to a point on the northern side of West Golden Strip Drive, S. 84-28 W. 100 feet to the point of beginning.

The above described property is a portion of the same acquired by the Mortgagor by deed from William M. Nalley, recorded April 8, 1977 in Deed Volume 1054 at Page 377 in the R.M.C. Office for Greenville County, South Carolina.



Frank Ulmer Lumber Co., Inc.  
801 Washington Avenue  
Greenville, S. C. 29611

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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