

12 Eunice Drive, Greenville, S. C. 29611 and 209 East Stone Avenue,
Greenville, S. C. 29609

MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

FILED
GREENVILLE
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SOUTH CAROLINA
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mauldin Properties, a Limited Partnership, a Georgia Limited Partnership,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Design Builders, Inc. and G. Don
Poore
(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 Forty Three Thousand and no/100----

-----DOLLARS (\$ 43,000.00--),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be
repaid:

Due and payable thirty days from date. The interest of Design Builders, Inc. in the
indebtedness secured hereby is the sum of \$38,000 and the interest of G. Don Poore
is the sum of \$5,000.00.

It is understood and agreed that Mauldin Properties, a Limited Partnership, a Georgia
Limited Partnership, nor any of its partners, general or limited, shall have any personal
liability for the repayment of the indebtedness referred to herein. It being expressly
understood and agreed that the sole recourse in the event of default hereunder shall be
by foreclosure of the property referred to herein and that no deficiency judgment shall be **
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 re-
leased, 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,

All that parcel or tract of land lying and being in the City of Mauldin, County of
Greenville, State of South Carolina, and being shown on plat of survey prepared
by T. M. Patton & Associates, dated June 13, 1978, and having the following
courses and distances according to said plat:

Commencing at the intersection of the east right of way line of Shadecrest Drive
and the south right of way line of Miller Road; running thence N. 54-45 E. along
the said southerly right of way line of Miller Road a distance of 62.9 feet to a point;
continuing along said southerly right of way of Miller Road, N. 60-46 E., a distance
of 62.5 feet to an iron pin found and the TRUE POINT OF BEGINNING; running thence
N. 63-05 E. along said southerly right of way line of Miller Road, a distance of
322.15 feet to a point; running thence S. 35-00 E. a distance of 662.17 feet to a
point; running thence S. 55-00 W. a distance of 318.94 feet to a point; running
thence N. 35-00 W. a distance of 707.46 feet to a point on the southerly right of
way line of Miller Road and the Point of Beginning.

Being the same property conveyed by separate deeds of Barbara L. Maxwell and
Design Builders, Inc. to be recorded here with.

** pursued whatsoever.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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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