

Chick Springs Rd.
Greenville, S.C.

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S.C.

1457 PAGE 902

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

20 2 47 PM '67

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

DOUGLAS B. TANNERSLEY

WHEREAS, Julius A. Morgan, Jr.

hereinafter referred to as Mortgagee is well and truly indebted unto

United Builders, Inc.

hereinafter referred to as Mortgagor as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Twenty-Nine Thousand Eight Hundred Forty-Eight and No/100** Dollars \$ 29,848.00 due and payable six months after date hereof or upon the sale of the real property hereinafter described, whichever shall first occur,

with interest thereon from **date of /** ^{advancements} **at the rate of Nine (9%)** per centum per annum, to be paid **Six months after date hereof.**

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

NOW, KNOW ALL MEN, That the Mortgagee, 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 for the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the said Mortgagor has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs and assigns

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, being and being in the State of South Carolina, County of Greenville, located on Tumbleweed Terrace, lying north from U.S. Dual Lane Highway No. 29 and Chick Springs, Chick Springs Township, and being shown as Lot No. 51 on a plat of property of subdivision known as GROVELAND DELL made by H.C. Clarkson, Surveyor, September, 1964, recorded in Plat Book BBR, Page 73, R.M.C. Office for Greenville County, and having according to said plat, such courses and distances as appears thereon.

This being the same property conveyed unto the Mortgagor herein by deed from A.E. Cannon, recorded February 9, 1967 in Deed Volume 813, at Page 481, in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights and appurtenances thereto in any way by law or equity now or hereafter attaching and all of the rents, issues and profits which may come or be lawfully due and in future all leasing, planting and building fixtures now or hereafter attached, erected or fixed thereon in any way or in any manner, of the premises hereby, 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 and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute title, that it has good right and lawful title thereto and will convey the same by deed to the Mortgagee, its heirs and assigns, free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend lawfully all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same in any part thereof.

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