

FILED  
GREENVILLE CO. S. C.

V. 14 13 IN: 838

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 14 14 PM '79  
DONN BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KING BUILDERS AND REALTY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BOISE CASCADE

(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

FIFTEEN THOUSAND SIX HUNDRED SEVENTY-FOUR AND  
06/100-----Dollars (\$ 15,674.06 ) due and payable

On or before the closing of the below described Lot and House thereon.

with interest thereon from August 3, 1979 at the rate of SIX (6) per centum per annum, to be paid: AS SET  
OUT ABOVE.

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

ALL that certain piece, parcel, or lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 38 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Fargo Street at the joint front corner of Lots 37 and 38 and running thence with the Southeastern side of Fargo Street S. 49-52 W. 111.45 feet to a point at the front corner of Lot 38; thence S. 40-09 E. approximately 252.65 feet to a point in a branch at the rear corner of Lot 38; thence with said branch as a line approximately N. 32-47 E. approximately 116.75 feet to a point in said branch at the joint rear corner of Lots 37 and 38; thence N. 40-09 W. approximately 218.2 feet to a point on the Southeastern side of Fargo Street at the point of beginning.

Derivation: Deed Book 1103, Page 294 - William R. Timmons, Jr. -5/25/79

GCTO -----3 AUG. 79 1099

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
08 28

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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