

WILLIAM D. RICHARDS GREENVILLE, S. C. 29603

BOOK 1371 PAGE 455

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 29 10 27 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, ---PATTERSON-TAYLOR 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

-----SOUTHERN BANK AND TRUST COMPANY-----

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

-----Fifteen Thousand and No/100----- Dollars
(\$ 15,000.00) 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 Nine 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 or lot of land situate, lying and being on the eastern side of Phillips Lane and proposed road entitled "Northridge Road", being known and designated as Lot No. 7 as shown on plat entitled, "Property of Patterson-Taylor Builders, Inc.", dated June, 1976, prepared by C. O. Riddle, Registered Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book 5U, Page 65, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Phillips Lane at the joint front corner of the premises herein described and property now or formerly of Patterson-Taylor Builders, Inc. and running thence with the eastern side of Phillips Lane N. 17-57 W. 85 feet to an iron pin; thence continuing with the eastern side of Phillips Lane N. 27-03 E. 35.35 feet to an iron pin on the southern side of proposed road entitled "Northridge Road"; thence with the southern side of proposed road entitled "Northridge Road" N. 63-02 E. 100 feet to an iron pin in the line of property now or formerly of Patterson-Taylor Builders, Inc.; thence with the line of property now or formerly of Patterson-Taylor Builders, Inc. S. 36-07 E. 132.26 feet to an iron pin; thence continuing with the line of property now or formerly of Patterson-Taylor Builders, Inc. N. 72-03 W. 165 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Devenger Road, being known and designated as Lot No. 1 as shown on plat entitled "Property of Patterson-Taylor Builders, Inc.", dated June, 1976, prepared by C. O. Riddle, Registered Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book 5U, at Page 64, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Devenger Road at the joint front corner of the premises herein described and property now or formerly of James M. McCorkle and running thence with the line of property now or formerly of James M. McCorkle N. 58-51 W. 192.6 feet to an iron pin in the line of property now or formerly of Patterson-Taylor Builders, Inc.; thence with the line of property now or formerly of Patterson-Taylor Builders, Inc. N. 55-21 E. 196.7 feet to an iron pin on the eastern side of a proposed road entitled "Timberidge Drive"; thence along the eastern side of a proposed road entitled "Timberidge Drive" S. 40-24 E. 79.3 feet to an iron pin; thence continuing with the eastern side of said proposed road entitled "Timberidge Drive" S. 5-17 E. 37.75 feet to an iron pin on the northwestern side of Devenger Road; thence with Devenger Road the following courses and distances: S. 29-12 W. 50.1 feet to an iron pin; thence S. 21-27 W. 75 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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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