

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DECEMBER 1, 1976

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

WHEREAS, RESIDENTIAL ENTERPRISES, INC.

(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, the terms of which are incorporated herein by reference, in the sum of

EIGHT THOUSAND DOLLARS\*\*\*\*\* Dollars (\$8,000.00) due and payable

DECEMBER 1, 1976.

with interest thereon from DEC. 1, 1974 at the rate of 8% per centum per annum, to be paid: ANNUALLY

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; Greenville Township, State of South Carolina, situate at the northwestern corner of Wilbanks & Owens St., and being shown as Lot #1 on Plat of Central Realty Corp., recorded in Plat Book "Q" at page "147" in the RMC Office for Greenville Co., and more fully described as follows:

BEGINNING at an iron pin on the intersection of Wilbanks and Owens ST and running thence with the northern side of Wilbanks St, S 79-45 W 61 feet to an iron pin at the corner of Lot #2; thence with line of Lot #2 N 10-15 W 150 feet to an iron pin; thence N 79-45 E 61 feet to an iron pin on Owens St; thence with the western side of Owens St, S 10-15 E 150 feet to the point of beginning.

This is the same property conveyed to the grantor by deed from James E Burger on May 8, 1973; recorded in Book 974 page 846.



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.

1329 263

4328 RV-2