

MORTGAGE OF REAL ESTATE—Office of Love, Thomson & Arnold, Attorneys at Law, Greenville, S. C.

MAY 24 3 18 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Uldrick Brothers, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING

WHEREAS, the Mortgagor is well and truly indebted unto Dempsey Stephens

(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

One Thousand Eighty Two and 23/100----- DOLLARS (\$ 1,082.23)
with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable: Ninety days from date, or on demand thereafter, with interest from date at the rate of six per cent, per annum, to be computed and paid at maturity, until paid in full.

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, lying on Woodbury Circle, known and designated as Lot 30, according to a plat of Broadmoor, recorded in Plat Book RR at page 47, in the RMC Office for Greenville County, and being described as follows:

BEGINNING at an iron pin, joint front corner of Lots Nos. 29 and 30 on the Northeastern side of Woodbury Circle; running thence along the line of Lot 29, N. 43-45 E. 174.3 feet to an iron pin in line of Lot 26; thence along the line of Lot 26; N. 42-15 W. 60 feet to the corner of Lot 31; thence along the line of Lot 31, S. 66-36 W. 166.6 feet to an iron pin on the Northeast side of Woodbury Circle; thence along Woodbury Circle, S. 20-10 E. 65 feet to an iron pin; thence continuing along Woodbury Circle, S. 41-40-E. 65 feet to the Beginning corner.

The mortgagee hereby agrees that the within mortgage is given by the mortgagor in settlement of all claims that the mortgagee have against the mortgagor, arising out of any labor and materials furnished at any time whatsoever to the mortgagor concerning the construction of houses and improvements on real property.

The mortgagee further hereby waives and releases his right to file a mechanics or materialmen's lien against the property.

Together with all and singular the rights, members, hereditments, 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.

*Paid 12-15-61
Dempsey Stephens
Wit: Harry A. Chapman, Jr
Joe Robert Hooper*

SEARCHED AND INDEXED OF RECORD
15 DAY OF Dec 1961
Ellie James
S. C. DEEDS & RECORDS OFFICE, GREENVILLE, S. C.
237 P. NO. 15221