

First Mortgage on Real Estate

MAY 19 9 49 AM '92

BOOK 1058 PAGE 142

**MORTGAGE**

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: ARTISTIC BUILDERS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-three Thousand and No/100-----

DOLLARS (\$ 33,000.00 ), with interest thereon from date at the rate of Six and One-half (6-1/2%) per centum per annum, said principal and interest to be paid as therein stated, 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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, **September 1, 1992**

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 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, being shown and designated as Lot No. 144 on plat of Northwood Hills, Section III, recorded in Plat Book "YY", at Page 37, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Covington Road, at the joint front corner of Lots Nos. 143 and 144, and running thence with the boundary of Lot No. 143, N. 64-22 E. 225.2 feet; thence N. 20-22 E. 27.9 feet; thence N. 63-57 W. 185.0 feet; thence along Covington Road the following courses and distances: S. 25-52 W. 80 feet; S. 15-40 W. 65 feet and S. 4-38 E. 70 feet to the point of beginning.

*See Loan Modification & Reconveyance Agreement on Rem Book 1367 page 84*