

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO, S. C. MORTGAGE OF REAL ESTATE

BOOK 1178 PAGE 499

JAN 20 3 15 PM '44 WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, SATTERFIELD BUILDERS, 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 Eighteen Thousand Seven Hundred Seventy-two and 78/100 Dollars (\$ 18,772.78 ) due and payable

in accordance with the provisions of the Promissory Note which this Mortgage secures, minus, however, that portion previously deeded by the Mortgagor herein unto David O. Richardson, which Deed is recorded in the RMC Office for Greenville County in Deed Book 861 at page 622.

with interest thereon from date at the rate of Seven per centum per annum, to be paid:

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, Butler Township, about five and one-quarter (5 $\frac{1}{4}$ ) miles east from Greenville, on the northwest side of the Old Greenville-Spartanburg Road, (also known as the Brushy Creek Road), being bounded on the north and west by other lands of Edgar W. Peden, on the east by lands of Alvin Phillips, and on the south by the said road and other lands of Edgar W. Peden, and being a part of the same land that was conveyed to Edgar W. Peden by deed from Alvin H. Dean recorded in the Office of the RMC for Greenville County in Deed Book 56 at page 389, and having the following courses and distances, to-wit:

BEGINNING at a large stone in corner of the Phillips tract and being the northeast corner of the lot being conveyed and running thence with the Phillips line, S. 44-30 E. 369.6 feet to a nail and stopper in the center of the said road; thence with the center of the said road, S. 44-00 W. 290.5 feet to a nail and stopper in the center of the said road; thence a new line, N. 34-08 W. 445.7 feet to an iron pin; thence N. 61-35 E. 219 feet to the beginning corner and same conveyed to us by deed of Edgar W. Peden by deed dated March 1, 1948, and recorded in the Office of the RMC for Greenville County in Deed Book 338 at page 530.

Together with all and singular rights, members, hereditaments, 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.