

FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**  
JUN 6 3 11 PM '77  
CLAUDE S. TARRANTSLEY  
R.H.C.

BOOK 1409 PAGE 157

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE O'SHIELDS BUILDERS, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 FOUR THOUSAND AND NO/100 -----

DOLLARS (\$ 34,000.00 ), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

July 1, 2002, and

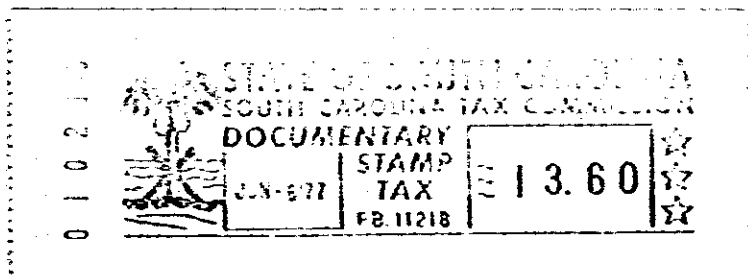
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, known and designated as Lot No. 69 on Plat of Country Estates, Section 1, recorded in Plat Book 5R at page 71 of the RMC Office for Greenville County and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Carolina Way at the joint corner of Lots No. 69 and 68 and running thence with the line of Lot No. 68, N. 81-02 E., 331.6 feet to an iron pin; thence N. 07-43 W., 170 feet to an iron pin; thence with the line of Lot No. 70, S. 75-14 W., 344 feet to an iron pin on the eastern side of Carolina Way; thence with said Carolina Way, S. 11-55 E., 135.3 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Carolina Springs Golf and Country Club, Inc. recorded June 6, 1977 in Deed Book 1058 at page 81 in the RMC Office for Greenville County.



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

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