

FILED GREENVILLE CO. S. C. MAY 5 1975  
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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } DENNIS S. TANKERSLEY  
R.I.C.

BOOK 30 PAGE 74  
JOHN M. DILLARD, #211328 PAGE 175

MORTGAGE OF REAL ESTATE

RECORDING FEE  
PAID \$ 1.00

MAY 2 1975

WHEREAS, I, Ben C. Sanders, am

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Frank Ulmer Lumber Company, 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 Six Thousand and No/100

Dollars (\$ 6,000.00 ) due and payable  
JOHN M. DILLARD, P. A.

Due and payable two years from date, or when the premises covered by this mortgage shall be sold, whichever event occurs first

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid at maturity 25632

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 Mortgagee 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, being known and designated as Lot No. 49

of Adams Mill Estates according to a plat by Dalton & Neves Company, dated June 1972, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Amberwood Lane, joint front corner of Lots 48 and 49, and running thence with the southwestern side of Amberwood Lane, S. 55-33 E. 135.1 feet to an iron pin; thence continuing with Amberwood Lane as it intersects with Ashmore Bridge Road, S. 11-19 E. 35.7 feet