

Dec 18 12 07 PM '75

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. L. Dorr Construction Company, 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

Three Thousand and No/100----- Dollars (\$ 3,000.00 ) due and payable

According to the terms of said note

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-annually

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, being known and designated as Lots Nos. 19 and 20 of Section 3, of Greenfields, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book GG, at Page 93, and having the following metes and bounds, to-wit:

LOT NO. 19: BEGINNING at an iron pin on the east side of Dolphin Street, joint front corner of Lots 18 and 19, and running thence along the line of said street, S. 7-15 E. 50 feet to an iron pin; thence still along said street, S. 14-08 E. 30.2 feet to an iron pin; thence along the joint line of Lots 19 and 20, N. 82-45 E. 130.4 feet to an iron pin; thence along the west side of the Railroad right-of-way, N. 3-40 W. 80 feet to an iron pin; thence along the joint line of Lots 18 and 19, S. 82-45 W. 139.3 feet to the beginning corner.

LOT NO. 20: BEGINNING at an iron pin on the north side of S. Fairfield Road near the intersection with Dolphin Street, and running thence along the north side of S. Fairfield Road, S. 67-58 W. 46.2 feet; thence continuing with S. Fairfield Road, following the curvature thereof, the chord of which is N. 73-28 W. 23.6 feet to an iron pin on the northeast side of Dolphin Street; thence with said street, N. 35-02 W. 94.8 feet to an iron pin; thence with said street, N. 28-36 W. 28.6 feet to an iron pin, joint front corner of Lots 19 and 20; thence along the joint line of said lots, N. 82-45 E. 130.4 feet to an iron pin; thence S. 2-00 E. 108.5 feet to the beginning corner."

This is a second and junior mortgage, being junior in lien to the mortgage this day executed by the mortgagor in favor of Fidelity Federal Savings and Loan Association of Greenville, in the sum of \$ 15,750.00.



S. 1.20

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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