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OLLIE FARNSWORTH
R.H.C.

BOOK 1134 PAGE 201

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA) --
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LINDSEY 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 Twelve Thousand Seven Hundred and No/100-----

DOLLARS (\$ 12,700.00), with interest thereon from date at the rate of seven & three-fourths per centum per annum, said principal and interest to be paid as therein stated, and (with the provision that the interest rate may be increased)

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, January 1, 1995

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, situated, lying and being on the Southeastern side of Vesta Drive in Greenville County, South Carolina, being shown and designated as Lot No. 13 on a Plat of VARDRY-VALE, Section 2, made by Campbell & Clarkson Surveyors, Inc., dated March 17, 1969, and recorded in the RMC Office for Greenville County, S. C.; in Plat Book WWW, page 53, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Vesta Drive at the joint front corners of Lots Nos. 12 and 13, and running thence along the common line of said lots, S. 56-57 E., 217.3 feet to an iron pin; thence S. 34-20 W., 80 feet to an iron pin; thence along the common line of Lots Nos. 13 and 13-A, N. 56-00 W., 189.6 feet to an iron pin on Vesta Drive; thence along the Southeastern side of Vesta Drive, N. 13-56 E., 81 feet to an iron pin, the beginning corner.