

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. H. C.

BOOK 1179 PAGE 21

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack E. Shaw 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 -----Thirty Six Thousand Six Hundred and No/100-----

DOLLARS (\$ 36,600.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, July 1, 1996

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, situate, lying and being on the eastern side of Lambourn Way, in the County of Greenville, State of South Carolina, being shown and designated as Lot 74 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWV, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Lambourn Way, joint front corner of Lots 74 and 76, and running thence along the common line of said Lots N. 73-25 E. 162.5 feet to a point in the rear line of Lot 75; thence along the rear line of Lots 75 and 73 S. 16-50 E. 125.0 feet to a point, joint rear corner of Lots 74 and 72; thence along the common line of said Lots S. 73-25 W. 163.2 feet to a point on the eastern side of Lambourn Way; thence along the said Lambourn Way N. 16-35 W. 125.0 feet to the point of beginning.