

FILED
GREENVILLE CO. S. C.
DEC 17 3 09 PM '71
OLLIE FARNSWORTH
R. H. C.

BOOK 1216 PAGE 607

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 Fifty-two Thousand Five Hundred and No/100-----

DOLLARS (\$ 52,500.00), 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, December 1, 1976.

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 the Old Piedmont Road (Old U. S. Hwy. 29) in Greenville County, South Carolina, being shown and designated as Lot No. 4 and the rear portion of Lot No. 5 on a Plat of the Property of J.E. Harmon, made by Dalton & Neves, Engineers, dated May, 1941, recorded in the RMC Office for Greenville County, S.C., in Plat Book L, page 153, and also being a portion of Tract 12 of the Property of E.A. Smythe, as shown on plat recorded in said RMC Office in Plat Book D, page 170, and having according to the first mentioned plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the Eastern side of Piedmont Highway at corner of property now owned by Lindsey Builders, Inc. and running thence along the Eastern side of said Highway, S.3-08 W., 104 feet to and iron pin at corner of Lot 3; thence with line of Lot 3, S.71 E., 230 feet to an iron pin in line of Lot 5; thence continuing a straight line through Lot 5, S.71 E., 75 feet, more or less, to a point in line of Lot No. 7; thence along line of Lot No. 7, N.18-58 E., 103 feet, more or less, to an iron pin at joint rear corners of Lots 5 and 7; thence along rear line of Lot 5, and with property owned by Lindsey Builders, Inc., N. 71 W., 333.4 feet, more or less, to an iron pin on the Piedmont Highway, the beginning corner.

ALSO: all that lot of land with buildings and improvements lying on the Eastern side of Old U.S. Highway No. 29, also known as Piedmont Road, in Gantt Township, Greenville County, South Carolina, being a portion of the Northern one-half of Tract 12 of E. A. Smythe Property as shown on plat made by Dalton & Neves, Engineers made November, 1935, recorded in the RMC Office for Greenville County, S.C., in Plat Book D, pages 170 and 171, and having according to a more recent plat of Property of James H. Lindsey made by Campbell & Clarkson Surveyors, Inc., dated February 28, 1967, the following metes and bounds, to wit: BEGINNING at an iron pin on the Eastern side of Old U.S. Highway No. 29 (also known as Piedmont Road) at the joint front corners of Tracts 11 and 12 of E. A. Smythe Property as shown on Plat recorded in Plat Book D, pages 170 & 171, and running thence along common line of said lots, S.70-54 W., 241.8 feet to iron pin in or near a branch; thence with the branch as the line and following line of property sold by Tom Reid to Joe & Grace Ellen Reid by deed recorded in said RMC Office in Deed Book 438, page 29, the traverse line of which is S.29-42 W., 99.5 feet to old iron pin; thence N. 71-04 W., 209.5 feet to iron pin on Eastern side of Old U.S. Highway No. 29; thence along the Eastern side of said Highway, N. 10-01 E., 98.9 feet to an iron pin, the beginning corner.