

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 22 10 44 AM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1293 PAGE 531

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

WHEREAS, **M and S Builders, 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 **ninety-six thousand and six hundred and twenty-seven and 48/100**----- Dollars (**\$96,627.48**) due and payable on demand,

with interest thereon from **this date** at the rate of **eight** per centum per annum, to be paid: **on demand,**

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**, on **Melvin Circle**, and being known and designated as **Lot Nos. 21, 22, 23, 24, 25, 29, 30 and 31** as shown on plat entitled **Section 2, Chick Springs, Taylors, S. C.** which plat is recorded in the **R. M. C. Office for Greenville County in Plat Book 000 at page 51.**

ALSO: All of those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being known and designated as **Lots Nos. 2 and 52** of subdivision known as **Seven Oaks** a plat of same being recorded in the **R. M. C. Office for Greenville County in Plat Book 4R at page 6.**

ALSO: All of those certain tracts of land in the County of Greenville, State of South Carolina, adjacent to **Piedmont Park Road and Caroline Street**, being shown on plat recorded in **Plat Book 4G at page 179**, and being shown on the **Greenville County Block Book as Lots Nos. 4, 8.3 and 8.4 in Block 3 on Sheet P24.**



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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