

GREENVILLE CO. S. C.

JUN 20 12 57 PM '69

BOOK 1129 PAGE 229

OLLIE FARNSWORTH
R. M. C.



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ARTISTIC BUILDERS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-Five Thousand and No/100-----DOLLARS (\$25,000.00-----), with interest thereon at the rate of (*See Below) evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five (25) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, Town of Simpsonville, on the northerly side of Poinsettia Drive, being shown and designated as Lot No. 123, on plat of Section III, of a Subdivision known as Poinsettia, recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP", at Page 141, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Poinsettia Drive, joint front corner of Lots Nos. 122 and 123, and running thence with the joint line of said lots N. 39-25 E. 177.3 feet to an iron pin; running thence N. 58-10 W. 131.16 feet to an iron pin; running thence with the joint line of Lots Nos. 123 and 124 S. 39-25 W. 160 feet to an iron pin on the northerly side of Poinsettia Drive; running thence with the northerly side of said Drive S. 50-35 E. 130 feet to the point of BEGINNING.

(* Eight (8%) per cent per annum, for the first fifteen (15) years, (180 monthly installments), and seven and three-fourths (7-3/4%) per cent per annum, for the last ten (10) years, (120 monthly installments).

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

For Mrs. Livingston Agreement to the Mortgagee See R. L. M. Bank. 1440 Page 211