

OLLIE FARNSWORTH
R. H. C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS:

MORTGAGE
Of Real Estate

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 FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Ten Thousand and 00/100

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of Seven & Nine-Tenths per centum per annum, 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.

April 1, 1990

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 hereby 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 in the State of South Carolina, County of GREENVILLE, being known and designated as Lot No. 6 on a Plat of RUSSELL HEIGHTS, prepared by Campbell & Clarkson, Surveyors, dated January 12, 1970, and recorded in Plat Book 4-F, Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Bramlette Road, joint front corner of lots 5 and 6 and running thence along the line of Lot 5, S. 29-50 E., 342.3 ft. to a point in the center of a branch; thence with the center of said branch, as the line, (the traverse line being S. 64-41 W., 25.2 ft., S. 53-25 W., 75.3 ft.) to the joint rear corner with Lot 7; thence with the line of lot 7, N. 29-50 W., 345.6 ft. to a point on the Southeasterly side of Bramlette Road; thence along the Southeasterly side of Bramlette Road, N. 60-10 E., 100 ft. to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of W. Shell Suber, Jr., et. al., recorded in the R.M.C. Office for Greenville County in Deed Book 867, Page 525.

*** Interest rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

LINDSEY BUILDERS, INC.

By: *James H. Lindsey*
James H. Lindsey, President