

FILED
GREENVILLE CO. S. C.

MAR 7 10 47 AM '75

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BOOK 46 PAGE 146

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DOONIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

Donnie S. Tankersley
R.M.C.

WHEREAS, Y. B. Developers, Inc., a South Carolina Corporation, with principal place of business in Mauldin, Greenville County, South Carolina, (hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank and Trust Company

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(hereinafter referred to as Mortgagee) is well and truly indebted to the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-two thousand three hundred thirty-two and 55/100

GREENVILLE, SOUTH CAROLINA

Dollars (\$ 42,332.55) due and payable

on demand

BY:

James M. [Signature]
Ass't Cashier

WITNESS

W. Dan [Signature]
WITNESS

with interest thereon from date at the rate of 10-1/2 percent per annum, to be paid semi-annually

WHEREAS the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, as hereafter constituted thereon, situate, lying and being in the County of Greenville, State of South Carolina, to-wit:

ALL those pieces, parcels and lots of land in the County of Greenville, State of South Carolina, being shown on a plat of Forrester Woods, Section IV, prepared by Carolina Surveying Company dated April 8, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at page 68. LESS HOWEVER: Lots 162, 179 and 181.

This mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association, the original amount of \$392,000.00 recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1203, at page 171. This mortgage covers approximately the western two-thirds of the property shown on said plat.

This mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$11,850.00 recorded in the R.M.C. Office for Greenville County, S. C., in Real Estate Mortgage Book 1177, at page 504. This mortgage covers approximately four (4) acres of the property shown on said plat immediately to the east of the property covered under the First Federal Mortgage aforementioned.

This mortgage is junior in lien to that certain mortgage in favor of The Calvin Company in the original amount of \$ 110,240.00, recorded in the R.M.C. Office for Greenville County, S. C., in Real Estate Mortgage Book 1264, at page 87. This mortgage covers the easternmost portion of the property shown on said plat, being a portion of Lots 164, 193, and all of Lot 194.

It is understood that the mortgagee herein agrees to release each of the aforementioned lots from this mortgage upon the payment of One Thousand Two Hundred Fifty and No/100.

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