

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

Aug 18 3 17 PM '69

BOOK 1134 PAGE 331

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

DAVID I. HOROWITZ

(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

Two ThousandFive Hundred and No/100----- Dollars (\$ 2,500.00) due and payable

on or before ninety (90) days from date

with interest thereon ~~at~~ the rate of 8 per centum per annum, to be paid: after maturity

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 place, 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 4-B and being a part of Lot No. 4 on plat of Brookwood, said plat being recorded in the RMC Office for Greenville County in Plat Book BB, Page 27, and having, according to a plat of property of Albert Taylor, made by Pickell & Pickell, Engineers, on July 26, 1955, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Fairfield Road, joint front corners of Lots 4 and 5; and running thence N. 58-16 W. 172.6 feet to an iron pin; thence N. 30-20 E. 53.5 feet to an iron pin; thence S. 72-29 E. 187.6 feet to an iron pin on Fairfield Road; thence along Fairfield Road, S. 36-17 W. 99.8 feet to an iron pin, the point of beginning.

This mortgage is second and junior in lien to that certain mortgage given to David I. Horowitz of record in the Office of the RMC for Greenville County in R. E. M. Book 1127, Page 505.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

Satisfied and paid in full this 16th day of