

104 Stonehaven Dr.
Greenville, S.C.

NOV 16 10:37 AM 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OFFICE
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R.M.C.

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

WHEREAS, HENRY CONSTRUCTION COMPANY, A DIVISION OF THE FRONT
PORCH - BEST SALES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. D. YARBOROUGH

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference. In the sum of -----

FOUR THOUSAND NINE HUNDRED AND NO/100THS----- Dollars (\$4,900.00--) due and payable

PURSUANT TO THE TERMS OF THAT CERTAIN PROMISSORY NOTE EXECUTED ON EVEN
DATE HEREWITH,

with interest thereon from DATE AS PER NOTE at the rate of / per centum per annum, to be paid: AS PER NOTE.

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 the Southwestern side of Hamby Road,
and being known and designated as Lot 196 on a Plat of Forrester Woods,
Section IV, made by R. B. Bruce on June 14, 1974, and recorded in the RMC
Office for Greenville County in Plat Book 4-R at Page 68, reference being
had to said plat for a more complete metes and bounds description.

THE above described property is the same acquired by the
Mortgagor by deed from Mortgagee dated November 25, 1983, to be recorded
herewith.

THIS Mortgage is a second Mortgage and is junior in
priority to that certain Mortgage given by the Mortgagor to First National
Bank of South Carolina, dated November 25, 1983, to be recorded herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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