

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
OCT 30 4 35 PM 1964
OLLIE F. JAMES
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 976 PAGE 583

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC.

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

(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

Six Thousand Eight Hundred Thirty-three and 32/100----- Dollars (\$ 6,833.32) due and payable

at the times and upon the terms and conditions more fully set forth in a Mortgage Promissory Note of even date herewith given by the Mortgagor to the Mortgagee, with interest thereon at the rate of Five and Three-fourths (5-3/4%) per cent per annum, unless said Note provides for a greater rate of interest upon certain terms and conditions, to be computed and paid at ~~with interest thereon from date of the note of xxxxxxxx per annum or more to be paid~~ at 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 lot of land with improvements now or hereafter erected thereon situate at the northeastern corner of the intersection of Sandra Street with Kenmore Drive in Greenville County, South Carolina, being shown and designated as Lot No. 71 on a Plat of the Sub-division of Section One, Rockvale, made by J. Mac Richardson, Surveyor, dated October 1958, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 108, reference to which is hereby craved for the metes and bounds thereof.

Together with all and singular rights, members, herditaments, 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.

For Satisfaction see R. M. C. Book 976 Page 583

SEARCHED AND INDEXED BY RECORD
OCT 31 1964
OLLIE F. JAMES
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT THE CLERK'S OFFICE, NO. 15826