

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 1 12 07 PM '66

MORTGAGE OF REAL ESTATE

BOOK 1039 PAGE 515

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. FARNSWORTH
R.M.C.

WHEREAS, HENRY C. HARDING BUILDERS, INC., a South Carolina corporation

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

(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 Five Hundred and No/100-----

Dollars (\$ 6,500.00) due and payable

90 days from date,

maturity

with interest thereon from ~~date~~ at the rate of 7 per centum per annum, to be paid: quarterly.

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 buildings and improvements now or hereafter erected thereon, lying on the Western side of Gayle Street at the intersection of Dumont Avenue, in Greenville County, South Carolina, being shown as Lot No. 22 on a Plat of ROCKVALE, Section 1, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 108, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Gayle Street at the joint front corners of Lots Nos. 22 and 23, and running thence S. 88-02 W., 190 feet to an iron pin; thence N. 1-58 W., 75 feet to an iron pin on Dumont Avenue; thence along the Southern side of Dumont Avenue, N. 88-02 E., 180 feet to an iron pin at the intersection of Dumont Avenue and Gayle Street; thence with the curve of said intersection, the chord of which is S. 46-58 E., 14.1 feet to an iron pin on the Western side of Gayle Street; thence along the Western side of Gayle Street, S. 1-58 E., 65 feet to an iron pin, the beginning corner.

The above described property is a part of the same conveyed to the Mortgagor herein by deed of T. C. Hooper recorded in the RMC Office for Greenville County, S. C., in Deed Book 805, page 5.

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.

Paid in full + satisfied 11/10/66.

Martin Bolonkin

*witness - David I. Horowitz
Dorothy Helen Horowitz*

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Dec. 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:35 O'CLOCK P. M. NO. 14185