

SEP 6 4 42 PM 1966

BOOK 1040 PAGE 25

OLLIE FARNSWORTH
R.M.C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Seven Thousand, Seven Hundred and No/100ths DOLLARS (\$ 7,700.00), with interest thereon from date at the rate of Six and one-half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, January 1, 1986

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Eastern side of Blossom Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31 on a plat entitled "Kennedy Park" by Piedmont Engineers and Architects dated September 28, 1965 and revised July 19, 1965, November 30, 1965 and January 28, 1966, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ at Page 179 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Blossom Drive at the joint front corner of Lot No. 31 with Lot No. 30 and running thence with the joint line of said Lot No. 30 N. 87-05 W. 140 feet to an iron pin; thence S. 2-55 W. 74.9 feet to an iron pin at the joint rear corner of Lot No. 31 and Lot No. 32; thence with the joint line of said Lot No. 32 N. 87-05 W. 139.3 feet to an iron pin on the Eastern side of Blossom Drive; thence with the Eastern side of Blossom Drive N. 2-55 E. 75 feet to the point of beginning.

This being the portion of the property conveyed to Henry C. Harding Builders, Inc. by deed of Henry C. Harding dated August 1, 1964 and recorded August 13, 1964 in the RMC Office for Greenville County in Deed Volume 755 at Page 244.