

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUL 28 4 26 PM '72

BOOK 1243 PAGE 21

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, KLINCK CONSTRUCTION COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALICE K. LEWIS

(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

Twenty-Five Hundred Dollars ----- Dollars (\$ 2,500.00) due and payable
on or before July 1, 1974.

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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, in Gantt Township on the northeastern side of Old Conestee Road, as is more fully shown on a plat of property prepared by John C. Smith, Surveyor, dated March 8, 1972, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Old Conestee Road at the corner of property now or formerly known as Donaldson Air Force Base, and running thence with the line of said property N. 24-46 East 981.6 feet to an iron pin; running along the line of property now or formerly of N. H. F. Vaughan South 35-50 East 268 feet to a point; running thence South 23-28 W. 821.3 feet to an iron pin on the Old Conestee Road and running thence with the northeastern side of Old Conestee Road N. 59-35 W. 133.3 feet to an iron pin; thence continuing with the northeastern side of said road No. 84-35 W. 126.4 feet to the point of beginning, being a portion of the property conveyed to P. S. Forman and P. N. Waters by deed dated May 26, 1953, and recorded in the R. M. C. Office for Greenville County in Deed Volume 483 at Page 126. Subsequently, P. N. Waters died, leaving his property to Edith B. Waters; and Edith B. Waters conveyed her interest in the above-described property to P. S. Forman by deed dated April 14, 1972, and recorded in the R. M. C. Office for Greenville County, in Deed Volume 943 at Page 58.

This is a second mortgage and is junior in lien to that mortgage executed to P. S. Forman in the original sum of Ten Thousand Dollars (\$10,000.00), being recorded in the R. M. C. Office of Greenville County in Mortgage Book _____, at Page _____.

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