

HORTON, DRAWDY, DILLARD, MARCHEBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
(CORPORATION)
AUG 22 10 20 AM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, LINDSEY BUILDERS, INC. a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID I. HOROWITZ

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Twenty-five Thousand and No/100----- (\$25,000.00) Dollars (\$ 25,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of _____ per centum per annum, to be paid as provided for in said note; 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 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 Town of Taylors, County of Greenville, State of South Carolina, on the Southerly side of Old U. S. Highway No. 29 and having according to a plat prepared by Campbell & Clarkson dated December 31, 1968, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeasterly side of Old U. S. Highway No. 29, which iron pin is the joint corner of property now or formerly of Leslie; and Stevenson Memorial Methodist Church, and running thence along Old U. S. Highway No. 29, S. 33 38 W., 15 feet to a point; thence S. 37-07 W., 53.2 feet to a point; thence S. 39-22 W., 63.7 feet to a point; thence S. 43-44 W., 62.75 feet to a point; thence S. 46-49 W., 62.3 feet to a point; thence N. 52-37 E., 397 feet to a point; thence N. 37-23 W., 75.5 feet to a point; thence S. 88-21 W., 84.2 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor herein by deed of W. N. Leslie, Inc. recorded in Deed Book 892, page 232, in which deed the Grantor reserved an easement of 18 feet along the Western side of the above described property for a distance of 74.2 feet for purposes of ingress and egress to other property owned by said Grantor, said easement to run with the land.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 11 PAGE 441

SATISFIED AND CANCELLED OF RECORD
2 DAY OF May 1972
Elizabeth Riddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:13 O'CLOCK P M. NO. 13375