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

BOOK 1005 PAGE 175

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE BARNESWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CARRIE P. FISHER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY C. HARDING BUILDERS, INC.

(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 Two Hundred and Sixty and No/100 - - - - - Dollars (\$ 260.00) due and payable

in monthly installments of \$20.00 each commencing on September 15, 1965, and continuing thereafter on the 15th. day of each month until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: monthly

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 on the northern side of Oregon Street in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 7, Block C, on a Plat of the Subdivision of KANATENAH recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, Page 131. This property faces on the northern side of Oregon Street a distance of 60 feet and runs back in parallel lines a distance of 165 feet and has a rear width of 60 feet.

The within mortgage is junior in lien to that mortgage covering the above property given by Henry C. Harding Builders, Inc. to First Federal Savings and Loan Association of Greenville, S.C., recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1002, Page 41, which mortgage was subsequently assumed by the mortgagor herein.

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.