

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

BOOK 1048 PAGE 133

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDSEY 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 One Thousand Five Hundred Seventy-five and

No/100----- Dollars (\$ 1,575.00 ) 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 improvements lying on the Northwestern side of Old Farr's Bridge Road in Greenville County, South Carolina, being shown as Lot No. 10 on a final plat of SALUDA HILLS made by Carolina Engineering & Surveying Co., dated June 16, 1965, and recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, page 33, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junior in lien to a mortgage covering the above described property in favor of Carolina Federal Savings & Loan Association recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1023, page 339, which has a present balance due in the sum of \$11,325.58.

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.

*This mortgage paid and satisfied this 28th day of March 1967.*

*Martin Bolonkin*

*Frances B. Holtzclaw  
David Horowitz*

SATISFIED AND CANCELLED OF RECORD

*28* DAY *March* 19 *67*

*Ollie Farnsworth*

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

AT *9:30* O'CLOCK *A*. M. NO. *23241*