

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

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNHAM
N.C. ATTORNEY AT LAW
OFFICE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC., a South Carolina corporation, (hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY HELEN S. HOROWITZ

(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 Eight Thousand Five Hundred and No/100----- Dollars (\$ 8,500.00) due and payable

one (1) year after date,

maturity with interest thereon from the rate of 7 per centum per annum, to be paid: annually.

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 now or hereafter constructed thereon lying on the Northern side of Bluff Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 71 on a Plat of KENNEDY PARK, made by Piedmont Engineers and Architects, dated September 28, 1964, revised on January 28, 1966, and recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, page 179, said lot having according to said plat a width of 75 feet and a depth of 133 feet.

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.

For value received I hereby sell with warranty all my right title and interest in the above described premises unto the Mortgagee Ollie Farnham N.C. Attorney at Law for the sum of \$8,500.00 plus interest at the rate of 7% per annum to be paid annually on the maturity date of the note. Witness my hand and seal this 24th day of October 1967.