

FILED  
GREENVILLE CO. S. C.

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

BOOK 1080 PAGE 645

STATE OF SOUTH CAROLINA JAN 3 4 10 PM 1968

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNBROTH R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LUDWIG ROTHSCHILD

(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 Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500.00 ) due and payable

one (1) year after date,

with interest thereon from ~~date~~ maturity 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 Southern side of Bluff Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 41 on a Plat of KENNEDY PARK, made by Piedmont Engineers & Architects, dated September 28, 1964, revised August 10, 1967, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Bluff Drive at the joint front corners of Lots Nos. 40 and 41, (said iron pin being located 135 feet East of the intersection of Bluff Drive with Blossom Drive, as shown on a Plat of Kennedy Park, recorded in Plat Book JJJ, page 179) and running thence along the common line of said lots, S. 2-42 W., 144.42 feet to an iron pin; thence N. 87-10 W., 79.65 feet to an iron pin; thence along the common lines of Lots 41 and 42, N. 2-35 E., 144.3 feet to an iron pin; thence along the Southern side of Bluff Drive, S. 87-18 E., 80 feet to an iron pin, the beginning corner.

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.

*This mortgage paid & satisfied  
this 1<sup>st</sup> day of July 1968  
Wit: Francis B. Holtzclaw  
Ludwig Rothschild*

SATISFIED AND CANCELLED OF RECORD

1 DAY OF Aug 1968

*Ollie Farnbroth*

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

AT 12:41 O'CLOCK P. M. NO. 2793