

APR 1 1969
JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

BOOK 1088 PAGE 191

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MRS. VIRGINIA HOFFMANN

(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 from date,

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 together with buildings and improvements now or hereafter erected thereon, situate on the South side of Bluff Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 39 on a Plat of KENNEDY PARK, dated September 28, 1964, revised January 10, 1968, made by Piedmont Engineers & Architects, recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 10, 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. 39 and 40, and running thence S. 2-42 W., 144.6 feet to an iron pin; thence S. 87-10 E., 50 feet to an iron pin; thence along the line of Lots Nos. 38 and 39, N. 16-38 E., 141.15 feet to an iron pin on Blossom Drive; thence along the Southern side of Blossom Drive at the intersection thereof with Bluff Drive, N. 72-15 W., 30 feet to an iron pin; thence continuing along the Southern side of Bluff Drive, N. 87-18 W., 55 feet to an iron pin, the beginning corner.

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 2nd day of January 1969.

*Virginia Ruth Hoffman
Witness David I. Horowitz*

RECORDED AND CANCELLED OF RECORD

2 DAY OF Jan. 1969
Ollie Fabmanworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:27 O'CLOCK P. M. NO. 15711