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BOOK 1095 PAGE 319

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

~~ELLIE FARNSWORTH~~
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 DAVID I. 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 Four Thousand and No/100----- Dollars (\$ 4,000.00) due and payable

90 days from 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 piece, parcel or lot of land with improvements lying on the North-eastern side of Perry Avenue in the City of Greenville in Greenville County, S. C., being shown as Lot No. 4 on a Plat of McBEE ESTATES recorded in the RMC Office for Greenville County, S. C., in Plat Book K, page 117, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Perry Avenue at the joint front corners of Lots Nos. 3 and 4, which iron pin is 120 feet Westerly from the intersection of Perry Avenue with an unnamed street; thence along the line of Lot No. 3, N. 19-05 E., 175 feet to an iron pin at the corner of Lot No. 38; thence with the line of Lot No. 37, N. 71 W., 60 feet to an iron pin; thence along the line of Lot No. 5, S. 19-05 W., 175 feet to an iron pin on the Northeastern side of Perry Avenue; thence along the North-eastern side of Perry Avenue, S. 71 E., 60 feet to an iron pin, the beginning corner.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by Fidelity Federal Savings & Loan Association recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 965, page 431.

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 12th day of September, 1968.
David I. Horowitz
Witness Frances B. [unclear]*

SATISFIED AND CANCELLED BY RECORDS
DAVID I. HOROWITZ
ELLIE FARNSWORTH
JOHN M. DILLARD, ATTORNEY AT LAW, GREENVILLE, S. C.
AT 3:27 PM