

GREENVILLE S.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 10 2 58 PM 1968

BOOK 1102 PAGE 539

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

WHEREAS, WE, RUDOLPH FRICKS & MILDRED S. FRICKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY C. HARDING BUILDERS, INC.

(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 Two Thousand and No/100----- Dollars (\$ 2,000.00) due and payable

on March 1, 1969

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, situate, lying and being on the Northern side of Redwood Drive in Greenville County, South Carolina, being shown and designated as a portion of Lots Nos. 12 and 13 on a Plat of Sub-division No. 1 of the Property of W. H. Hendrix, recorded in the RMC Office for Greenville County, S. C., in Plat Book HH, page 31, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Redwood Drive at the joint front corners of Lots Nos. 11 and 12, and running thence through Lot No. 12, N. 15-30 E., 56 feet to an iron pin; thence continuing through Lot 12, N. 9-36 W., 172.4 feet to an iron pin; thence S. 85-11 E., 100.8 feet to an iron pin in the line of Lot No. 13; thence through Lot No. 13, S. 3-30 E., 220 feet to an iron pin on the Northern side of Redwood Drive; thence with the Northern side of Redwood Drive, N. 88-10 W., 100.3 feet to an iron pin, the beginning corner.

The within mortgage is junior in lien to a first mortgage covering the above described property given by W. D. Shedd to Fidelity Federal Savings & Loan Association recorded in the RMC Office for said County and State in Mortgage Book 1079, page 415.

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.

SATISFIED AND CANCELLED OF RECORD

23 DAY OF March 1968

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

AT 3:12 O'CLOCK P. M. NO. 19884