

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Henry C. Harding Builders, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. Glenn Hawkins and
T. Walter Brashier

(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 - - - - -

FIFTY FIVE HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 5500.00),

with interest thereon from date at the rate of 6-1/2% per centum per annum, said principal and interest to be repaid: in monthly installments of \$100.00 each commencing on the 1st day of December, 1968, and a like payment of \$100.00 on the first day of each month thereafter until paid in full, interest to be computed and 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, on the northern side of Hunt's Bridge Road, about 8 miles from the City of Greenville, bounded on the west by lands of Scroggs, on the north and east by lands now or formerly owned by T. B. Nalley, and on the south by Hunt's Bridge Road, and according to survey and plat made by J. Coke Smith, Surveyor, dated July, 1945, is described as follows:

BEGINNING at a point on the northern side of Hunt's Bridge Road at the joint corner of Scroggs property and running thence N. 4 E. 23.24 chains along the eastern line of Scroggs property to point in the Nalley line; thence S. 30-30 E. 6.00 chains to a point; thence S. 62-30 E. 5.20 chains along creek to an iron pin; thence S. 43-30 E. 3.53 chains along the branch to an iron pin; thence S. 21-45 W. 10.45 chains to iron pin; thence S. 37-00 W. 5175 chains to a point in the middle of Hunt's Bridge Road; thence N. 72-30 W. 5161 chains along center of said road to the point of beginning, and containing 17.19 acres, more or less.

LESS, HOWEVER: All that piece, parcel or tract of land conveyed to Deryl Allen Richardson and Darlynn B. Richardson containing 1.08 acres, more or less, recorded in Deed Book 814 at page 412 dated February 27, 1967, and that tract containing 1.03 acres, more or less, adjoining the above tract previously sold to Deryl Allen Richardson, et al, by Bond for Title. It is understood and agreed that this is a purchase money mortgage given to secure the balance due on the purchase price of the within described property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.