

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

BOOK 1111 PAGE 33

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 2 4 51 PM 1968

WHEREAS,

ROBERT S. WOLGEMUTH
- OLLIE F. WOLGEMUTH

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

RALPH LEE CONSTRUCTION CORP.,

(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 Three Thousand Five Hundred and no/100
Dollars (\$ 3,500.00) due and payable

two years from date,

with interest thereon from date at the rate of 7 per centum per annum, to be 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 piece, parcel or lot of land together with buildings and improvements now or hereafter constructed thereon situate, lying and being on the Northern and Southern sides of the Lindsey Lake Road, near Hellams Crossing in Greenville County, South Carolina, being shown and designated as 41.21 acres, more or less, on a plat of the property of Robert Wolgemuth made by Campbell & Clarkson Surveyors, dated July 31, 1967, and recorded in the RMC Office for Greenville County, S.C. in Plat Book RRR, Page 113, reference to which is hereby craved for the metes and bounds thereof.

The within lien is junior to a mortgage covering the above described property owned by Dolphus L. Day in the original sum of \$6200.00 recorded in the RMC Office for said County and State, in Mortgage Book 1067, Page 318. The real estate covered by the within mortgage is the same conveyed to the mortgagors by deed of Jeanette Hellams and James I. Hellams dated August 18, 1967 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 826, Page 604.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 10 PAGE 517

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Dec 1968
Dannie L. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 O'CLOCK P. M. 1968