

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

STATE OF SOUTH CAROLINA JAN 6 3 20 PM 1949

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS,

A. J. PRINCE 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 Two Thousand Five Hundred and No/100----- Dollars (\$2,500.00) due and payable

30 days after date,

maturity
with interest thereon from date/at the rate of 7 per centum per annum, to be paid: monthly.

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 buildings and improvements lying on the Eastern side of Antioch Street in Gantt Township, Greenville County, South Carolina, being shown and designated as a portion of Lots Nos. 37 and 38 on a Plat of the Property of E. P. Kerns, made by J. Q. Bruce, RLS, dated January 29, 1949, and recorded in the RMC Office for said County and State in Plat Book W, page 17, and being shown on a more recent plat as Lot No. 1 on a Resubdivision of Lots Nos. 37, 38 and 39 of the Property of E. P. Kerns, recorded in the RMC Office for said County and State in Plat Book WWW, page 39, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by Security Federal Savings & Loan Association of Greenville, S. C., in the original sum of \$8,000.00 recorded in the RMC Office for said County and State in Mortgage Book 1108, page 89.

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 16th day of June 1969.
David I. Horowitz
Witness Frances B. Holtzclaw*

SATISFIED AND CANCELLED OF RECORD

16 DAY OF June 1969

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

AT 10:14 O'CLOCK A. M. NO. 30190