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GREENVILLE, S. C.
MAY 20 3 34 PM '70

BOOK 1173 PAGE 229

HORTON, DRAWDY, DILLARD, MARCHAND, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Realistic Builders, Inc. a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Cleveland and Sara B. Cleveland,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Three Thousand Two Hundred and No/100-----Dollars (\$ 3,200.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 7% per centum per annum, to be paid as provided for in said note; and,

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: J. R. Cleveland and Sara B. Cleveland, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in Judson Village Township, Greenville County, State of South Carolina, with all buildings and improvements thereon, and located on the East side of Third Street in Section No. 6 of Judson Mill Village near the City of Greenville, in the County of Greenville, State of South Carolina being known as Lot 93 on a plat of section No. 6 of Judson Mills Village made by Dalton & Neves, Engineers in November of 1941 and which is recorded in the Greenville County R.M.C. Office In Plat Book K at Page 106 and 107 and having according to said plat the following description:

BEGINNING at an iron pin on the East side of Third Street, joint corner of lots Nos. 92 and 93 and running thence with the line of Lot No. 92, N. 88-11 E. 76.10 feet to an iron pin, joint rear corner of lots Nos. 72 and 73; thence with the rear line of No. 72, S. 1-50 E. 70 feet to an iron pin, joint corner of lots Nos. 71, 72, 93, and 94; thence with the line of Lot No. 94, S. 88-11 W. 76.05 feet to an iron pin on the East side of Third Street; thence with the East side of Third Street, N. 1-53 W. 70 feet to the beginning corner.

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.