

FILED
GREENVILLE CO. S. C.

BOOK 1212 PAGE 317

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OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

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 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Ten Thousand Five Hundred and No/100-----

DOLLARS (\$ 10,500.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, located on the Northern side of Tucson Drive, being known and designated as Lot No. 37 as shown on a plat of Sections 1 and 2, Western Hills, prepared by Jones and Southerland, Engineers, dated August 1959, of record in the Office of the RMC for Greenville County in Plat Book QQ, Pages 98 and 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Tucson Drive at the joint front corner of Lots 36 and 37, running thence with the line of Lot 36, N. 0-15 E. 150 feet to an iron pin; thence N. 89-45 W. 90 feet to an iron pin at the joint rear corner of Lots 37 and 38; thence with the line of Lot 38, S. 0-15 W. 150 feet to an iron pin on the Northern side of Tucson Drive; thence with the Northern side of Tucson Drive, S. 89-45 E. 90 feet to the point of beginning.