

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OFFICE OF THE CLERK OF COURTS
R. M. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, Henry C. Harding Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Blanche W. Zaglin

(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 Twelve Thousand Six Hundred Dollars Dollars (\$12,600.00) due and payable

on or before ninety days

with interest thereon from date at the rate of 8 per centum per annum, to be paid: at maturity

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, being known and designated as Lot No. 4 as shown on a plat entitled "Section One Jenkins Estates Southwest" prepared by C. O. Riddle dated February, 1972, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southwestern side of Fork Shoals Road at the joint front corner of Lots Nos. 3 and 4 and running thence down the joint line of said lots S. 63-36 W. 261 feet to an iron pin; running thence N. 26-24 W. 170 feet to an iron pin on the eastern side of Beauclair Drive N. 63-36 E. 234.2 feet to an iron pin at the intersection of Beauclair Drive and Fork Shoals Road; thence running through said intersection, the chord of which is S. 71-42 E. 35.5 feet to an iron pin on the southwestern side of Fork Shoals Road; running thence down the southwestern side of Fork Shoals Road S. 27 E. 145 feet to the point of beginning.

This conveyance is made subject to any restrictions, easements or rights of way which may affect this property hereinabove described.

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 12 PAGE 373

SATISFIED AND CANCELLED OF RECORD
BY *Charles Riddle* 12/72
R. M. C. CLERK OF COURTS, GREENVILLE COUNTY, S. C.
AT 12:39 O'CLOCK P. M. NO. 17353