

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

JUL 6 4 39 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. HARRIS

(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 Thirteen Thousand Five Hundred Twenty and No/100---
-----Dollars (\$ 13,520.00) due and payable

Ninety days from the date of this Mortgage and Note

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

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

All those pieces, parcels or lots of land lying and being situate on the southerly side of Carver Road, Chick Springs Township, Greenville County, South Carolina, being known and designated as all of Lot 15 and the easterly and adjoining one-half of Lot 47 on plat of property of Lily McC. Loftis, prepared by Terry T. Dill, R.L.S., February 23, 1961, as recorded in Plat Book "GGG" at Pages 456 and 457, R.M.C. Office, Greenville County, South Carolina, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Carver Road at joint front corner of Lots 15 and 16 and running thence along the rear line of Lot 16 S. 25-24 E. 139.5 feet to an iron pin; thence along the rear line of Lot 17 S. 34-00 E. 27.7 feet to an iron pin; thence S. 64-30 W. 139.5 feet to the center point on the rear line of Lot 47; thence on a straight line through the center of Lot 47 N. 25-30 W. 167 feet to an iron pin at the center point of the front line of Lot 47 on said Carver Road; thence along said Carver Road N. 64-30 E. 135 feet to an iron pin at the point of beginning.

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 whomsöever lawfully claiming the same or any part thereof.