

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 29 4 35 PM '72

ELIZABETH RIDDLE
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1251 PAGE 263

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY C. HARDING BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas & Hill, Inc., a West Virginia Corporation, with principal place of business at 818 Virginia Street, East, Charleston, West Virginia, 25327

(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 One Hundred Eighty-Nine Thousand and No/100 -----

Dollars (\$ 189,000.00) due and payable

Due and payable Six (6) months from the date of this Note and Mortgage

with interest thereon from date at the rate of 7 1/2% 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 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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 10 and 11 Williams Street, as shown on a plat of Whipporwill Hills, Section 1, prepared by R. B. Bruce, RLS, which plat is of record in the Office of the RMC for Greenville County in Plat Book 4N at Page 20. Reference to said plat being craved for a metes and bounds description thereof.

ALSO; All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 12, 13, 14, 15, 16 and 17 Bird Court and Lots 18, 19, 20, 21, 22 and 23 Whir Court, all of which are shown on a plat of Whipporwill Hills, Section 2, prepared by R. B. Bruce, dated April 14, 1972, which plat is of record in the Office of the RMC for Greenville County in Plat Book 4R at Page 39. Reference to said plat being craved for a metes and bounds description thereof.

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.