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GREENVILLE CO. S. C.

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BOOK 1253 PAGE 609

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 18 2 26 PM '72  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE  
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Henry C. Harding 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

James A. Harris

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Thirteen Thousand Six Hundred Fifty and No/100 Dollars

(\$ 13,650.00) 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:

All those pieces, parcels or lots of land lying and being situated in the Southwest corner of the intersection of Carver Road with Kumasi Street in Chick Springs Township, Greenville County, South Carolina, being shown and designated as all of Lot 52 and the Easterly one-half of Lot 53 on plat of property of Lily McC. Loftis, prepared by Terry T. Dill, February 23, 1961, as recorded in the R.M.C. Office in Greenville County, South Carolina, in Plat. Book "GGG" at Pages 456-457, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Carver Road in the Southwest corner of the intersection of Carver Road and Kumasi Street and thence around the corner thereof on an angle the chord of which is S. 70-30 E. 35.4 feet to an iron pin on the west side of Kumasi Street; thence along said Street S. 25-30 E. 142 feet to an iron pin; thence S. 64-30 W. 145 feet to the center point in the rear line of Lot 53; thence on a straight line through the center of Lot 53 N. 25-30 W. 167 feet to the center point on the front line of Lot 53 on the Southerly side of Carver Road; thence along said Carver Road N. 64-30 E. 120 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 whomsoever lawfully claiming the same or any part thereof.