

MORTGAGE OF REAL ESTATE--Offices of KING, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

SEP 29 29 11 75

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TARKERSLEY
R.H.C.

WHEREAS, CHARLES A. KURTZ and HELEN T. KURTZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto

COTHRAN & DARBY BUILDERS, INC.

(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

NINE THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - Dollars (\$ 9,950.00) due and payable

six (6) months, from date

with interest thereon from date at the rate of 8-3/4 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, on the northwestern side of Donington Drive, being known and designated as Lot No. 25; as shown on a Plat of Addition to Kingsgate, made by Piedmont Engineers & Architects, June 25, 1971, and recorded in the R.M.C. Office for Greenville County, in Plat Book 4-N, at Page 27, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Donington Drive, at the joint front corner of Lots 24 and 25, and running thence along the common line of said Lots N. 32-22 W. 164.98 feet to an iron pin; thence running N. 56-25 E. 119.7 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with the common line of said Lots S. 32-22 E. 169.7 feet to an iron pin on the northwestern side of Donington Drive; thence with the line of said Donington Drive S. 58-40 W. 120.0 feet to the point of beginning.

This mortgage is subordinate and junior to that certain mortgage given to First Federal Savings and Loan Association, dated September 9, 1974, and recorded September 9, 1974, in the RMC Office for Greenville County, S. C.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 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.

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