

BOOK 587 PAGE 116

FEB 18 11 55 AM '54 C.

The State of South Carolina,
County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

BERTHA HARRELL RIDENHOUR

SENDS GREETING:

Whereas, I, the said Bertha Harrell Ridenhour
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to Ernest Patton, as Trustee under Trust Agreement made by W. L.
Patton, dated December 30, 1943
hereinafter called the mortgagee(s), in the full and just sum of Eight Thousand and No/100 - - - -
DOLLARS (\$8,000.00), to be paid
Six (6) months after date

, with interest thereon from date
at the rate of Five (5%) percentum per annum, to be computed and paid

semi-annually
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Ernest Patton, as Trustee under Trust Agreement made by W. L. Patton, dated December 30, 1943, his successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of Mountivista Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 171 on plat of Traxler Park, made by R. E. Dalton, Engineer, March 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at pages 114 and 115, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Mountivista Avenue, joint corner of Lots 163 and 171, said pin being 401 feet East from the Southeast corner of the intersection of Mountivista and Byrd Boulevard and running thence S. 59-53 E. 243.2 feet to an iron pin; thence N. 77-27 E. 38.2 feet to an iron pin; thence along the line of Lot 172, N. 25-23 W. 209 feet to an iron pin on the South side of Mountivista Avenue; thence along said Avenue, S. 64-37 W. 175 feet to the beginning corner.

This is the same property conveyed to me by deed of P. R. Long, dated September 20, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 225, at page 325.

This mortgage shall rank equal in priority with the lien of that mortgage given by Bertha Harrell Ridenhour to Ernest Patton, as Trustee under Trust Agreement made by W. L. Patton, dated December 30, 1943, in the original amount of \$9600.00, dated September 11, 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 509, page 72.