

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ELBERT P. RIDGEWAY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, FOUNTAIN INN BRANCH

(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 THIRTY THOUSAND AND NO/100-

Dollars (\$ 30,000.00) due and payable

one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually.

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, Fairview Township, on a county road known as Jenkins Bridge Road, being 282.55 acres, more or less, and having, according to plats of the Harrison property made in 1926 and 1927, the following metes and bounds, to-wit:

BEGINNING at a stone in the Jenkins Bridge Road, at a point approximately five miles SW of Fountain Inn, common corner with property now or formerly the property of Henry Harrison, and running thence N. 60 1/2 W. 85.45 chains to a point in a branch; thence with the meanderings of the branch as the line, 7 chains to a stone; thence N. 24-45 E. 15.20 chains to a stone; thence S. 69-45 E. 47.84 chains to a point; thence S. 26-45 W. 19.10 chains to a stake; thence S. 23 E. 25 chains to an iron pin; thence S. 62-31 W. 457 feet to an iron pin; thence S. 32-37 E. 1247 feet to a point in the Jenkins Bridge Road; thence through the Jenkins Bridge Road S. 87 W. 3.72 chains to a point; thence continuing through the Jenkins Bridge Road S. 54-45 W. 12.36 chains to a stone, the beginning corner.

The above described property is the same as that conveyed by deed of Maggie L. Harrison, John W. Harrison, Margaret H. Coley, Mary Harrison and Frances H. Ridgeway, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 301, page 16, less 9.45 acres deeded to W. David Ridgeway, Jr. It is intended by this mortgage that the mortgagee receive by way of mortgage in addition to the above described property, the right-of-way to the well located on the tract of land deeded to W. David Ridgeway, Jr. by Elbert P. Ridgeway together with all of the privileges and rights accruing therefrom; and further, receive by way of mortgage, all of the rights accruing to Elbert P. Ridgeway for the maintenance and operation expenses of the well and pump located on the tract deeded to W. David Ridgeway, Jr.

The water rights herein mortgaged were reserved by deed from Elbert P. Ridgeway to W. David Ridgeway, Jr., dated December 11, 1952, and recorded December 16, 1952, in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 468, page 417, and are as follows:

"The grantor, Elbert P. Ridgeway, specifically reserves a right-of-way to the well located on this tract with the privilege of piping from the well across this tract to the property of the grantor. By acceptance of this deed, the grantee, W. David Ridgeway, Jr., agrees to share one-half of the maintenance and operation expense of the well and the pump located on this tract."

Together with all and singular rights, members, hereditaments, 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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

9 of May 1969
Southern Bank & Trust Co.
Fountain Inn S.C.
By: W. B. Parsons V. Pres.
Witness: Anne L. Worthy
Witness: Frank H. Smith

SATISFIED AND CANCELLED OF RECORD
13 DAY OF May 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:50 O'CLOCK P. M. NO. 27090