

SEP 26 4 05 PM 1967

BOOK 1070 PAGE 342

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS We, Russell Breeden, Andy Breeden and Glenn Breeden

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert A. Riddle

(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 Eight Thousand Five Hundred & 00/100 (\$8,500.00)
Dollars (\$ 8,500.00) due and payable

at the rate of Two Thousand One Hundred Twenty Five & 00/100 (\$2,125.00)
per year commencing one (1) 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, on the eastern side of Fork Shoals road approximately one (1) mile South of Bonnie Brae Gold Club, known as the property of Robert A. Riddle and shown on a plat prepared by C. O. Riddle, RLS, dated December 1, 1966, recorded in the RMC Office for Greenville County, S. C. in Plat Book VVV at page 15, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Fork Shoals road and running thence N. 74-31 E. 1,051.4 feet, more or less, to an iron pin; thence N. 12-46 W. 76.5 feet to an iron pin; thence N. 56-15 E. 413.8 feet to an iron pin; thence S. 12-46 E. 1963 feet to an iron pin; thence S. 56-34 W. 1,418 feet to an iron pin in the center of Fork Shoals road; thence along the center of Fork Shoals road, N. 27-18 W. 434.9 feet to an iron pin, the point of beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
R. E. M. BOOK 1196 PAGE 408

SEARCHED AND INDEXED OF RECORD

25 DAY OF June 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY

AT 11:41 O'clock A.M. NA 31532