

FILED  
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF JUN 24 3 49 PM '69  
OLLIE FARNSWORTH  
R. H. C.

BOOK 1129 PAGE 469

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert Ridings,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Melvin Harris, his heirs and assigns forever

(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 One Thousand and No/100

Dollars (\$ 1,000.00 ) due and payable

in monthly installments of Thirty and No/100 (\$30.00) Dollars. Payments to begin thirty days from date.

with interest thereon from date at the rate of \_\_\_\_\_ 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, being and situate on the West side of State High-

way No. 135, in O'Neal Township, County and State Aforesaid, and being known and designated as Lot No. (6) of Washington Heights as on plat prepared by H. S. Brockman, Registered Surveyor, dated July 31, 1956, and which plat has been recorded in the R.M.C. Office for said County in plat book LL, page 55, and having the following courses and distances to-wit:

Beginning at a stake on the West Side of said Highway at the joint front of lots nos. 5 and 6 as shown on said plat and running thence with the joint property line two lots, N. 73-13 W. 219 feet to a stake Easterly property line of lot No. 17 as shown on Plat, thence S. 14-55 W. 100 feet to a stake at the joint rear corner of lots nos. 6 and 7 as shown on said plat, thence with joint property line of said last two mentioned lots, S. 73-26 E. 229.7 feet to a stake on West side of said Highway, thence with the West side of said Highway N. 9 E. 100 feet to the beginning point. Bounded on North by said lot No. 5, on East by said highway, on South by said lot No. 7 and on West by lots nos. 16 and 17 as shown on said plat. This being the same property which was conveyed to Grantor by James A. Gosnell and Patricia A. Gosnell. Having been recorded in the R.M.C. Office for said County in deed book 790 at page 143.

After the above sum is paid in full, mortgagee agrees to sell Lot #7 to mortgagor for the sum of Five Hundred Dollars.

This is a second mortgage.

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.