

FILED
GREENVILLE CO. S. C.

BOOK 1140 PAGE 609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 30 10 31 AM '68

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, F. Jack Ridgeway, Jr., am

(hereinafter referred to as Mortgagor) do well and truly indebted unto M. G. Proffitt, 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 Four Thousand and No/100-----

-----Dollars (\$ 4, 000. 00) due and payable
Eighty-One and 11/100 (\$81. 11) Dollars on the first day of December, 1968, and
Eighty-One and 11/100 (\$81. 11) Dollars on the first day of each and every succeeding
month thereafter until paid in full, with payments applied first to interest and then to
the remaining principal balance due from month to month, with the privilege to anticipate
payment of the whole or any part thereof without penalty,
with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: monthly

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 western side of Chateau Drive, near the City of Greenville, being shown as Lot 132 on plat of Merrifield Park, Section 1, recorded in Plat Book 000 at Page 177 in the R. M. C. Office for Greenville County and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Chateau Drive, joint front corner of Lots Nos. 131 and 132, and running thence along the joint line of said lots, N. 88-20 W. 175 feet to an iron pin on the rear line of Lot No. 142; thence along the rear line of that lot, N. 1-40 E. 110 feet to an iron pin at the rear corner of Lot No. 133; thence along the line of that lot, S. 88-20 E. 175 feet to an iron pin on the western edge of Chateau Drive; thence along the western edge of Chateau Drive, S. 1-40 W. 110 feet to the beginning corner; being the same conveyed to me by the mortgagee herein by deed of even date to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage executed by M. G. Proffitt, Inc. to First Federal Savings and Loan Association of Greenville in the sum of \$26, 000. 00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1129 at Page 125.

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.