

FILED
GREENVILLE, CO. S. C.

BOOK 1198 PAGE 250

JUL 9 1 21 PM '71

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH

R. M. C.
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Robert Dean Ricker and
Barbara O. Ricker, - - - (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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
-- Twenty-six Thousand Three Hundred & No/100 --

DOLLARS (\$26,300.00), with interest thereon from date at the rate of eight (8%)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, in Chick Springs Township, located on the east side of Badger Drive, as shown on a survey entitled "Plat of lot of Alger Cannon" by Terry T. Dill, dated March 19, 1969, and being a portion of Lots Nos. 46 and 47 of the GROVELAND DELL SUBDIVISION, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Badger Drive, said iron pin being located 567 feet from the center line of Winesap Way, and running thence S. 87-22 E. 201.5 feet to an iron pin; thence S. 03-02 E. 110 feet to an iron pin; thence N. 87-22 W. 201.5 feet to an iron pin on the east side of Badger Drive; thence along and with Badger Drive, N. 03-02 W. 110 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Alger Cannon, recorded in the R. M. C. Office for Greenville County.

Plat of the above described property is recorded in Plat Book SSS at Page 333.

ALSO: All of that parcel or lot of land in Chick Springs Township of Greenville County, State of South Carolina, located near Chick Springs and north therefrom, lying on the East side of Badger Drive, being shown on a plat made for Alger Cannon by Terry T. Dill, Surveyor, dated March 19, 1969, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the east side of Badger Drive, and runs thence S. 87-22 E. 201.5 feet to an iron pin; thence S. 03-02 E. 10 feet to an iron pin; thence N. 87-22 W. 201.5 feet to an iron pin on the margin of Badger Drive; thence with the margin of said street, N. 03-02 W. 10 feet to the beginning.

This is the same property conveyed to the mortgagors by deed of Alger L. Cannon, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.