

**FILED**  
**GREENVILLE CO. S. C.**  
 MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.  
 STATE OF SOUTH CAROLINA      **BOOK 1199 PAGE 375**  
 COUNTY OF GREENVILLE      **MORTGAGE OF REAL ESTATE**  
 R. M. C.      **TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, **HERBERT E. RIDDLE AND ANNIE N. RIDDLE**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **THE PEOPLES NATIONAL BANK GREENVILLE, SOUTH CAROLINA**  
 (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-eight Thousand and No/100** Dollars (\$ **28,000.00** ) due and payable

in successive monthly installments of \$364.53 per month commencing August 21, 1971, and to continue until paid in full. Payments to be applied first to interest then to principal  
 with interest thereon from      **date**      at the rate of **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, in Gantt Township, near Conestee, South Carolina, lying just south of Conestee, South Carolina, and having the following metes and bounds, courses and distances according to a plat of said property by J. C. Hill, Surveyor, on April 10, 1958, to-wit:

BEGINNING at an iron pin on the east side of a county road joint corner of New Property and running thence along the center of said road N. 23-45 W. 100 feet to an iron pin; thence N. 47-30 E. 256.2 feet to an iron pin; thence N. 35-50 W. 353.7 feet to an iron pin in the line of Gray property; thence down the line of Gray property N. 47-30 E. 1228.8 feet to Reedy River; thence down said Reedy River S. 52-16 E. 364 feet to an iron pin, corner of Covington property; thence along the line of Covington property S. 22-51 W. 619 feet to an iron pin, joint corner of New Property; thence along the line of New Property S. 54-20 W. 785 feet to an iron pin; thence S. 63-15 W. 287.1 feet to the beginning corner, and containing 16.74 acres.

ALSO all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina in Gantt Township situate on Reedy River about one mile below or south of Conestee Mills and being Lot No. 4 in the division of Jacob Linderman's Estate and being more particularly described as follows:

BEGINNING at a red oak 3 XOM on the west bank of Reedy River and running thence S. 30 W. 23.87 chains to a rock 3 XOM; thence S. 52 1/2 E. 21.50 chains to a rock 3 XOM, 8 lengths from a hickory on Reedy River; thence up the meanderings of said River to the beginning corner and containing 43 acres, 3 rods and 6.4 poles as appears by a survey by W. D. Theckel:

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.