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CITY OF GREENVILLE

DEED OF BARGAIN AND SALE

Said Granting

WARRANT, I, W. and Clyde Pat Riddle
 do hereby warrant and convey unto the 20th day of December A.D. 1971, stand firmly held
 and bound unto the said First Piedmont Bank and Trust Company, or order, in the sum of
 \$4,782.72 Dollars, payable in Twenty-Four successive monthly installments, each of
 \$199.28 Dollars, except the final installment, which shall be the balance then due, the
 first payment commencing on the 15th day of January 15, 1972, and on the 15th day of each month thereafter until
 paid in full by the said note and conditions thereof, reference being thereunto had, will more fully appear.

Now, Know-All Men, That I/We The Said Clyde Pat Riddle for and in consideration of the
 said debt and the sum of money aforesaid and for better securing the payment thereof, and to secure any renewal or extension of said note;
 also to secure any other present or future indebtedness or liability of grantor to grantee or to subsequent holders of said note, including any
 sums paid by grantor or its assigns for the purpose of obtaining the discharge in whole or in part of any taxes or contractual or statutory liens
 or other encumbrances against said described property and also in consideration of value received at and before the sealing and delivery of these
 presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell
 and release unto First Piedmont Bank and Trust Company, its successors and assigns the following described
 property to-wit:

All that certain piece, parcel or lot of land, situate, lying and being on the northwest
 side of Rockwood Drive, in the City of Greenville, County of Greenville, State of South
 Carolina, being known and designated as Lot No. 38 on a plat of Rockwood Park,
 Section "A" made by Pickell and Pickell, Engineers, August 24, 1948, (as revised
 October 5, 1948), recorded in the RMC Office for Greenville County in Plat Book "S"
 at Pages 168 and 169, and having, according to said plat, the following metes and bounds,
 to-wit:

Beginning at an iron pin on the northwest side of Rockwood Drive, joint front corner Lots
 Nos. 38 and 39, which point is 176.3 feet northeast of the intersection of Rockwood Drive
 with the northeast side of Grey Street and running thence along the line of Lot No. 39,
 N. 51-34 W. 175 feet, thence N. 38-26 E. 75 feet to an iron pin; thence along the line of
 Lot No. 37, S. 51-34 E. 175 feet to an iron pin on the northwest side of Rockwood Drive,
 thence along said drive, S. 38-26 W. 75 feet to the beginning corner.
 This is a second mortgage.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise
 incident or appertaining.

To Have and to Hold all and singular, the said Premises unto the said First Piedmont Bank and Trust Company
 its successors, Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and
 Administrators, to warrant and forever defend all and singular the said Premises unto the said First Piedmont Bank and
 Trust Company, its successors, Heirs and Assigns, from and against me and
 my Heirs, Executors, Administrators and Assigns and all persons lawfully
 claiming, or to claim the same, or any part thereof.

And it is agreed by and between the said parties that in case of default in any of the payment of interest or principal or of the taxes or
 insurance premiums as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And it is Further Agreed, by and between the said parties, that the said Mortgagor, his
 Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by
 fire, and assign the Policy of Insurance to the said Mortgagee,
 and in case that he or shall, at any time, neglect or fail to do so, then the said

Mortgagee may cause the same to be insured in
 their name, and reimburse themselves for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate
 of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor
 his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and
 payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes,
 together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the
 amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I/We the
 Mortgagor do and shall well and truly pay, or cause to be paid, unto the said
 Mortgagee the said debt or sum of money
 aforesaid, with the interest thereon, if any shall be due, according to the true and meaning of the said note and all sums of money provided to be

paid by the Mortgagor his Heirs, Executors, Administrators or Assigns, together with the interest thereon,
 if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and
 void; otherwise it shall remain in full force and virtue.

And it is Agreed, by and between the said parties, that Mortgagor, his heirs and
 assigns are to hold and enjoy the said Premises until default of payment shall be made.