

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1218 REC 525



WHEREAS, **Howard C. Rigby**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Bank of Travelers Rest

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One thousand three hundred and no/100 - - - - - Dollars (\$ 1,300.00) due and payable

Six months from date in full.

with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: **in advance.**

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 Mortgagee 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

ALL that certain piece, parcel or lot of land in the State of South Carolina County of Greenville, on the Northern corner of DePont Drive and Kirkwood Lane in the City of Greenville, Being shown as Lot 147 on plat of Isaquena Park, made by Pickell & Pickell, June 1947, recorded in Plat Book P. at Pages 130 and 131, and according to a survey made by G.C. Jones on August 7, 1953, is described as follows:

BEGINNING at a stake on the Northern corner of DuPont Drive and Kirkwood Lane and running thence with the Northwestern side of Kirkwood Lane, N. 44-09 W. 116.3 feet to a stake at corner of Lot 151; thence with the line of said lot N. 45-51 W. 133.7 feet to a stake at corner of Lot 148; thence with the line of said lot, S. 20-40 W. 166 feet to a stake on DuPont Drive; thence with the Northern side of DuPont Drive, S. 71-06 W. 42 feet to a stake; thence continuing with the said Drive, S. 76-36 E. 33 feet to the beginning corner.

Being the same premises conveyed to the grantor by Greenville Home Builders on August 13, 1953.

This being a second mortgage to C. Douglas Wilson Co. mortgage filed in Greenville, County Court House.

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.