

DEED OF REAL ESTATE

AND THESE PRESENTS MAY CONCERN:

WHERAS, **W. J. Riddle and Margaret Cass Redding**

have executed a promissory note to **The Southern Bank & Trust Company**

in the amount of **Three Thousand, Seven Hundred Sixty-Three and 20/100 Dollars (\$ 3,763.80)** due and payable in **sixty (60) equal monthly installments of \$62.73 each, the first such installment to be made on April 1, 1972, and a like amount on the same date each month thereafter until paid in full,**

after maturity

with interest thereon ~~HEREIN~~ at the rate of **SEVEN** per centum per annum, ~~HEREIN~~

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, Fairview Township, on the East side of an unnamed street at or near the City limits of the Town of Fountain Inn, County and State aforesaid, and being known and designated as Lot No. six (6) of the Floyd and Mary W. Weathers as shown on plat prepared by W. J. Riddle, Surveyor, dated March 28, 1952; and according to said plat having the following metes and bounds to-wit:

BEGINNING at an iron pin on the East side of said street, joint front corner with lot No. 5 as shown on said plat, and running thence from said iron pin and with the East side of said street, N. 21-04 E. 80 feet to an iron pin; thence S. 67-08 E. 145 feet to an iron pin; thence S. 22-12 W. 56 feet to an iron pin; thence S. 23-26 W. 24 feet to an iron pin; thence N. 67-08 W. 143 feet to the beginning point

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.