

MORTGAGE OF REAL ESTATE - Greenville, S. C. T. J. & M. Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 17 10 31 AM '72
OLLIE FARNSWORTH
R.H.C.

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Herbert E. Riddle, Jr.

(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 Forty-Six Thousand Eight Hundred and No/100ths-----
Dollars (\$ 46,800.00) due and payable

in monthly installments of \$433.87 per month, commencing October 15, 1972 and said payments to continue on the 15th day of each successive month until paid in full. Payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of 7 1/2 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 and lying and being on the easterly side of New Buncombe Road and having, according to a plat entitled Survey for Jack R. Whitted and Alvin Smith by Carolina Engineering and Surveying Co., dated March 16, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of New Buncombe Road at the joint front corner of property herein conveyed and property now or formerly of Merritt and running thence N. 64-15 E. 250.8 feet to an iron pin; thence N. 22-16 W. 174 feet to an iron pin in the line of property now or formerly of Clarkson; thence S. 64-30 E. 278.2 feet more or less to a point in the center of the Parker Road; thence with the center of said Road, S. 28-20 E. 116 feet more or less to an iron pin in the right of way of the New Buncombe Road; thence with the said New Buncombe Road, S. 39 E. 55.3 feet to the point of beginning.

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.