

FILED
GREENVILLE CO. S. C.

BOOK 1250 PAGE 505

SEP 25 10 35 AM '72

ELIZABETH RIDDLE

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss: R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: D. & D. MOTORS, INC.

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **ELSIE D. FLEMING**

, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Thirty-Five Thousand Five Hundred and no/100** Dollars (\$ 35,500.00), with interest from date at the rate of **SIX** per centum (6 %) per annum until paid, said principal and interest being payable at the office of **116 Fleming Drive, Greer, S. C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Six Hundred Eighty-Six and 33/100** Dollars (\$686.33) commencing on the **19** day of **January**, 1973, and on the **19** day of each month thereafter until the principal and interest are fully paid, with all accrued interest to be paid on but not before **January 19, 1973**, together with the first installment.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of **South Carolina**: **Chick Springs Township**, shown and designated as lots on a plat of **Burgiss Hills, Inc.**, prepared by **Piedmont Engineering Service**, January 21, 1951, recorded in the R.M.C. Office for **Greenville County**, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of **Mt. Vernon Road**, cornering with property of **Burgiss Hills, Inc.** and running thence therewith **N. 76-00 E. 165** feet to a stake cornering with lot now or formerly of **J. E. Fleming**; thence **N. 22-15 W. 171.75** feet to an iron pin; thence **S. 67-45 W. 185** feet to an iron pin on said **Mt. Vernon Road**; thence **S. 31-55 E. 151.2** feet to the beginning corner.

ALSO: All that certain lot of land in state and county aforesaid as shown on plat of **J. E. Fleming** property, recorded in Plat Book T at Page 338, dated **May 10, 1951**, prepared by **H. S. Brockman**, Surveyor, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin at the corner of **U. S. Superhighway No. 29** and **Mt. Vernon Road** and running thence **N. 7-10 W. 60** feet to an iron pin; thence **N. 76-00 E. 165** feet to a stake; thence **S. 22-15 E. 38.25** feet to **U. S. Superhighway No. 29** right of way; thence with said right of way **S. 67-45 W. 180** feet to the beginning point.

This is the identical property conveyed to the mortgagor by the mortgagee of even date to be recorded herewith in the R.M.C. Office for **Greenville County**. Reference is made to a plat of the property of **J. E. Fleming**, dated **May 10, 1951**, prepared by **H. S. Brockman**, Registered Surveyor, recorded in the R. M. C. Office for **Greenville County** in Plat Book T, Page 338; said plat showing both of the aforementioned described tracts of land.

At any time on or after, but not before **January 19, 1973**, the mortgagor herein reserves the right to pay all or any portion of the remaining indebtedness then due or to subordinate this mortgage to the lien of any other mortgage given to obtain proceeds for construction purposes; the election of such alternatives to be at the discretion of the mortgagee herein. It is understood that any proceeds obtained for construction purposes shall be used for improvements on the property conveyed to mortgagor by mortgagee.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.