

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

SEP 26 12 39 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

R.M.C.
John Padgett

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. LaRue Hinson

(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 Five Thousand and No/100

Dollars (\$5,000.00) due and payable

\$75.00 per month commencing November 3, 1972, and \$75.00 on the 3rd day of each and every month thereafter until paid in full, with the privilege of anticipating any or all of the balance due at any time,

with interest thereon from date at the rate of six 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, Greenville Township, in the City of Greenville, on the south side of David Street, and having the following metes and bounds, courses and distances to-wit:

BEGINNING at an iron pin on the south side of David Street, corner of property now or formerly owned by J. H. Maxwell; thence with the line of the Maxwell property S. 56-1/2 W. 185 feet to a stake with the line of Lots 1 and 2 N. 23-3/4 W. 92 feet to a stake corner of Lots 2, 5 and 13; thence with line of Lot 13 N. 66-1/4 E. 180 feet to a stake in the line of David Street; thence with David Street S. 23-3/4 E. 60 feet to the point of beginning, containing 30/100 of an acre, more or less.

This is a Purchase Money Mortgage.

Together with all and singular rights, members, herditaments, 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.