

REGULATION NO. 22  
COMPLIED WITH

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE (00: S. C.

FEB 20 2 56 PM '73

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE

R.M.C.

BOOK 1267 PAGE 319

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. L. RIDDLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARVIN E. PORTER

(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 SIXTEEN THOUSAND FIVE HUNDRED SIXTY-SEVEN AND NO/100 Dollars (\$ 16,567.00) due and payable

The balance to be paid in three (3) equal installments. First payment to be due and payable one (1) year from date and the two (2) remaining payments to be due on the anniversary thereof.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: Annually on the outstanding balance

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

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 20.35 acres, as shown on a plat prepared for Richard D. Wooten by Campbell & Clarkson Surveyors, Inc., and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-T at Page 46, reference to which is craved for a metes and bounds description thereof.

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 if 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 whatsoever lawfully claiming the same or any part thereof.