

FILED  
GREENVILLE CO. S. C.  
JUN 22 1973  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DORINE S. TANKERSLEY  
R.H.C.

BOOK 1279 PAGE 319

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bertha H. Ridenhour,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,

(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 Twenty thousand and no/100--- Dollars (\$ 20,000.00 ) due and payable

with interest thereon from date at the rate of Eight per centum per annum, to be paid: at maturity.

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, located on the Southwesterly side of Piney Mountain Road, at the intersection of said road and View Point Drive, and shown as the major portion of Lot 14 and a triangular strip of Lot 13 on plat of Clairmont Ridge, prepared by Dalton and Neves, Engineers, September 1928, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "H", at page 182, and having, according to a recent survey and plat of property of J. E. Gilliam, made by W. J. Riddle, Surveyor, May 1948, the following metes and bounds, to-wit:

Beginning at a stake on the Southwesterly side of Piney Mountain Road at the intersection of said road and View Point Drive (which stake is in the center of View Point Drive), and running thence along the center of said Drive, S. 55-50 W. 379.3 feet to an iron pin; thence along the line of property now or formerly of J. E. Gilliam, Jr., S. 34-10 E. 202.7 feet to an iron pin in line of property of Dan Wallace, Jr.; thence N. 41-56 E. 61.5 feet, more or less, to an iron pin; thence N. 44-51 E. 142 feet to a stake; thence N. 64-54 E. 51.3 feet to an iron pin; thence N. 71-50 E. 101.5 feet, more or less, to an iron pin on the Southwesterly side of Piney Mountain Road; thence along said road, N. 10-28 W. 100 feet to an iron pin; thence N. 38-52 W. 105.7 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 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.