

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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FILED
GREENVILLE, CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 26 1 23 PM '73
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Dock Benjamin Howard, III and Linda Ayers Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and B. M. Riddle

(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 in the following manner: \$1,000.00, together with accrued interest, shall be paid on December 31, 1974 and a like, \$1,000.00 payment, together with accrued interest to date, shall be paid on the same date in each succeeding year until the aforesaid principal amount, together with accrued interest, shall be paid in full date at the rate of eight per centum per annum, to be paid: annually with interest thereon from

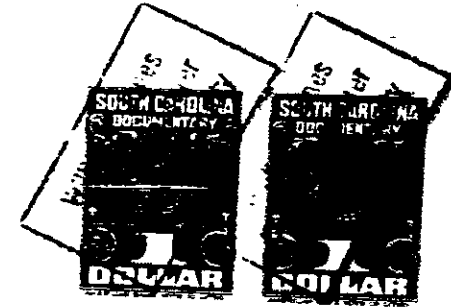
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 according to a plat prepared by Robert S. Jones, R.L.S., August 6, 1973, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern edge of Standing Springs Road, joint front corner of the Grantors and Reedy Shoals properties and running thence with their common lines, N. 84-00 E. 670 feet to an iron pin; thence continuing with the common lines of the Grantors and Reedy Shoals properties, N. 23-53 W. 499.5 feet to an iron pin; thence continuing with the common lines of the Grantors and Benjamin Gause, S. 62-00 W. 558 feet to an iron pin on the eastern edge of Standing Springs Road; thence running with said road, S. 6-00 E. 264 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors this date by the mortgagees. The within mortgage is a purchase money mortgage.



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 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.