

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 28 3 46 PM '74 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY FOR ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, we, B. Gerald Riddle and Geneva V. Riddle, of Greenville County, are
(hereinafter referred to as Mortgagor) is well and truly indebted unto A. M. Bridges

(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

Three Thousand, Two Hundred and No/100----- Dollars (\$ 3,200.00) due and payable
in monthly instalments of \$ 78.13 each, beginning on August 1, 1974 and continuing on the
first day of each succeeding calendar month thereafter until the principal debt has been paid
in full, said payments to be applied first to interest and then to the principal balance re-
maining due from month to month
with interest thereon from _____ date _____ at the rate of 8% 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, being shown and designated as Lot #13 on a plat of the property of A. M. Bridges prepared by Jones Engineering Service dated November 17, 1970 and recorded in the R. M. C. Office for Greenville County in Plat Book 4 G at Page 159 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Lori Drive at the joint front corner of Lots Nos. 12 and 13; and running thence with the joint line of said lots, N. 60-41 W. 350 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; running thence with the joint line of Lots Nos. 5 and 13, S. 29-19 W. 169.5 feet to an iron pin at the joint rear corner of Lots No. 2, 3, 5 and 13; and running thence along the joint line of Lots Nos. 1, 2 and 13, S. 44-40 E. 364.9 feet to an iron pin on the westerly side of Lori Drive at the joint front corner of Lots Nos. 1 and 13; thence running with the westerly side of Lori Drive, N. 29-19 E. 270 feet to the point of beginning; being the same conveyed to us by A. M. Bridges by his deed dated June 18, 1971 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 918, at Page 418."

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1303, at Page 340



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 heating 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 Mortgagee 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 Mortgagee 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 who shall ever lawfully claim the same or any part thereof.

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