

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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DONNIE S. TARKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James F. Ledbetter and Rebecca G. Ledbetter,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie P. 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 -----Six Thousand Two Hundred Seventy-seven and 50/100ths

-----Dollars (\$ 6,277.50) due and payable
in equal monthly installments of Fifty and No/100ths (\$50.00) Dollars each beginning
August 1, 1974, and continuing on the same day of each succeeding month until
paid in full, said payments to be applied first to interest and then to principal.

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 signing 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, on the western side of the Fork Shoals Road, more particularly described as follows:

BEGINNING at a point in the center of the Fork Shoals Road, at corner of the C. O. Riddle property, and running thence with the center of said road S. 20 E. 291 feet to a point, thence continuing with the center of said road, S. 14-30 E. 355 feet to a point; thence leaving said road and running a new line S. 87 W. through the 18.37 acre tract of land owned by Mary E. Riddle, deceased, at the time of her death, and of which this tract is the northern part, to a point on the rear line of said 18.37 acre tract; thence along said rear line N. 25 E. to a point; thence N. 32-10 E. 250 feet to a point in said line; thence N. 55 E. 171.5 feet to a point at the corner of the said C. O. Riddle property; thence with said Riddle property S. 16-25 E. 275 feet to a point; thence continuing with the said Riddle property N. 54-30 E. 247.5 feet to the beginning corner, and containing 8.37 acres, more or less.



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 thereon, and including all fixtures, plantings, and building fixtures now or hereafter attached, connected, or tacked thereto in any way, and not being the attention 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 quiet enjoyment thereof, and that it is free from all taxes or claims of the same, and that the premises are free and clear of all liens and encumbrances except those mentioned in the Mortgagee's certificate of title, and that it will execute and deliver to the Mortgagor all such documents as may be required by the Mortgagor to perfect the same, and will defend the same against all persons who may claim the same or any part thereof.

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