

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jul 25 2 12 PM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Harold A. Trout

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and Blythe 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: Ninety and 13/100 (\$90.13) Dollars shall be paid on September 1, 1974 and a like amount shall be paid on the same date in each succeeding month until the aforesaid principal amount, together with accrued interest shall be paid in full; all payments to be applied first to interest with the balance, if any of said payment to be applied to principal.
with interest thereon from date at the rate of 9% 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 and being on the northern side of Log Shoals Road and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Log Shoals Road, common corner of the property of the Grantors, and that of Puckett Bros., Inc. and running thence with the center of Log Shoals Road, S. 80-05 W. 199.7 feet to a point in the center of intersection of Log Shoals Road and Standing Springs Road; thence with the center of Standing Springs Road N. 30-17 W. 233.7 feet to a point at said Road; thence continuing with said Road N. 18-18 W. 118.1 feet to a point; thence N. 83-36 E. 213.7 feet to a point on the Puckett Bros., Inc. line; thence with said line S. 25-15 E. 335.4 feet to a point in the center of Standing Springs Road 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 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.

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