

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WADE H. RIDGEWAY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WILLIAM O. LIPSCOMB, JR.

(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

FOURTEEN THOUSAND NINE HUNDRED TEN AND NO/100 ----- DOLLARS (\$ 14,910.00).
due and payable in four (4) payments, the first payment being due and payable April 15, 1975 in the amount of Four Thousand Three Hundred Twenty-Three and 90/100 Dollars (\$4,323.90), plus interest, and the sum of Three Thousand Five Hundred Twenty-Eight and 70/100 Dollars (\$3,528.70), plus interest, in three (3) annual installments on April 15, 1976, April 15, 1977, and April 15, 1978,

with interest thereon from date at the rate of seven ^{and one-quarter (7-1/4%)} per centum per annum, to be paid: With each payment.

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,

ALL that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, on the North side of Pendleton Street, in what was formerly the Town of West Greenville, being all of Lot No. 19 and part of Lot No. 20 on a plat of Sub-division Perry Avenue Annex, made for W. H. Irvine, by W. D. Neves, Engineer, March, 1912, recorded in the R. M. C. Office for Greenville County in Plat Book A, at Page 878, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Pendleton Street, joint corner of Lots No. 18 and 19; thence with the joint line of said lots, N. 13-15 E. 160.4 feet to an iron pin on the South side of Branwood Street; thence with Branwood Street, S. 74-20 E. 79.3 feet, more or less, to an iron pin on a 22-foot street; thence with said 22-foot street, S. 14-53 W. 174.7 feet, more or less, to an iron pin on Pendleton Street; thence with said street, N. 64-W. 81 feet to the beginning corner. The lot herein conveyed includes all of Lot No. 19 as shown on the referred to plat and all of Lot 20 except a street 22 feet wide on the East side of said Lot No. 20.

The above described property is the same conveyed to the Mortgagor by the deed of William O. Lipscomb, Jr. to be recorded herewith.

This is a Purchase Money Mortgage.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.