

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1958 9 09  
CHAS. S. TANNERSLEY  
R.M.C.

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

WHEREAS, DAVID C. RICKER AND PATRICIA F. RICKER

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of Ten Thousand Four Hundred Sixty Six and 40/100-----

----- Dollars (\$ 10,466.40) due and payable  
in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of 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, City of Greenville, being known and designated as Lot No. 93 on plat of College Heights, recorded in Plat Book P, Page 75, in the R.M.C. Office for Greenville County and having, according to a recent survey made December, 1954, by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Columbia Circle at joint front corner of Lots Nos. 92 and 93 and running thence with the joint line of said Lots, N. 77-21 E., 195 feet to an iron pin, corner of Lot No. 101; thence with the line of said lot, N. 39-48 E., 27.7 feet to an iron pin, corner of Lot 100; thence with the line of said lot, N. 7-53 W., 71.8 feet to an iron pin, corner of Lot 94; thence with the line of said lot, S. 73-53 W., 223 feet to an iron pin on the eastern side of Columbia Circle; thence with the eastern side of said Street, S. 12-39 E., 75 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures, and all other fixtures, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures  
and appurtenances, 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 authority 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  
therefrom and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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