

GREENVILLE CO. 1975

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William J. Richardson, III,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe J. Faress,

(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

Twenty-One Thousand and No/100 Dollars (\$21,000.00) due and payable in equal monthly installments of One Hundred Sixty-Nine and 10/100 (\$169.10) Dollars each commencing on the 5th day of June, 1975 and on the 5th day of each and every month thereafter until paid in full, with the right of the mortgagor to anticipate any amount in whole or part without penalty with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: monthly

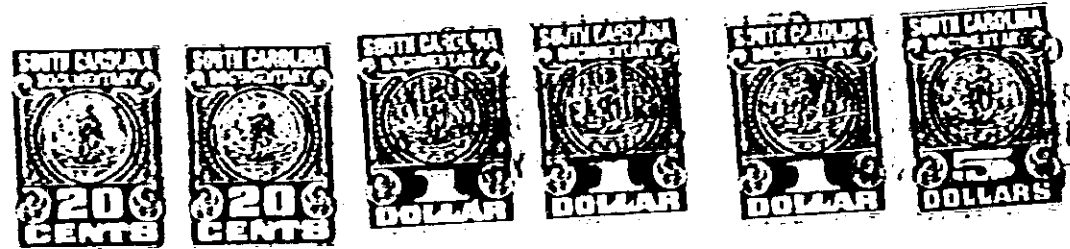
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the western side of York Circle, and known and designated as Lot No. 101 on a plat of Belle Meade, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "GG", page 95 and, according to said plat, has the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of York Circle, which iron pin is the joint front corner of Lots Nos. 101 and 102; thence along the joint line of said lots, S. 70-18 W. 159.5 feet to an iron pin; running thence N. 11-49 W. 80.7 feet to an iron pin, joint rear corner of Lots Nos. 100 and 101; thence along the joint line of said lots, N. 70-18 E. 148.6 feet to an iron pin on the western side of York Circle; running thence along the western side of York Circle, S. 19-42 E. 80 feet to an iron pin at the point of beginning.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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