

WHEREAS, Boyd Ridings, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hamp Shehan

(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

----- (\$5,000.00) ----- Dollars (\$ 5,000.00) due and payable

in monthly installments of \$101.39 each, the first such payment being due on the 20th day of February, 1976, and a like amount on the 20th day of each succeeding month thereafter until paid in full;

with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

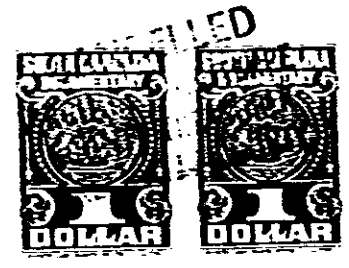
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Glassy Mountain Township, being part of a tract conveyed by H. H. Wofford and wife, Hexanna Wofford, to Ella Wofford on the third day of December, 1932, and of record in the R. M. C. Office for the County and State aforesaid, in Deed Book 175, at page 192, and more particularly described as follows:

BEGINNING at an iron pin in the center of the road, said iron pin bears South 409 feet and South 13 deg. West 300 feet from the Northeast corner of the said Ella Wofford's land, and runs from said iron pin North 72 deg. West 225 feet to an iron pin; thence South 6 deg. 30 min. West 382 feet to an iron pin; thence South 72 deg. East 210 feet to an iron pin in the center of the road; thence with the road North 38 deg. East 51 feet, North 3 deg. 30 min. East 337 feet to the BEGINNING, containing two (2) acres, more or less.

This mortgage is junior in rank to that certain mortgage given Tryon Federal Savings and Loan Association in the original amount of Fifteen Thousand (\$15,000.00) Dollars.



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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