

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1417 1175

WHEREAS, CHARLES G. GRIFFITH is hereby contingently liable to JEFF R. RICHARDSON, SR. by virtue of his endorsement of a note of \$4,061.68 to Palmetto Bank, dated March 3, 1977,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF R. RICHARDSON, SR., as aforesaid
112 E. Main St., Greenville, S.C.
note referred to above
hereinafter referred to as Mortgagee) as evidenced by the ~~original promissory note~~, the terms of which are incorporated herein by reference, in the sum of

Four Thousand, Sixty one and 68/100
as provided in such note

Dollars \$ 4,061.68 due and payable

~~XX~~

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 Fairview Township, at the southeasterly corner of the intersection of Senhouse Road and West Georgia Road, containing 2.32 acres according to a plat prepared by C. O. Riddle, Surveyor, entitled Property of Ruby Margaret Knight dated August, 1975, and having such metes and bounds as appear in deed recorded in Deed Book 1034 at page 903 on April 19, 1976 in the RMC Office for Greenville County.

THIS is the identical property conveyed to the Mortgagor by deed of Benni K. Addyman, as Trustee for W. A. Knight, Jr., Margaret Elaine Suther, Molly K. Phillips, and Benni K. Addyman, recorded on April 19, 1976 in Deed Book 1034 at page 903 in the RMC Office for Greenville County.

It is the intent of the parties that if the Mortgagor defaults in the terms of the aforesaid note held by Palmetto Bank, the Mortgagee may take an assignment thereof and such note shall be secured by this Mortgage.

THIS mortgage is second in lien to that held by The Federal Land Bank in the amount of \$21,300.00, recorded in Mortgage Book 1379 at page 351.

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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