

8603 State Avenue Dr E.
Greenville, S.C. 29617
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S.C.
MAR 31 12 38 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1427 PAGE 696

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CALVIN G. RIDGEWAY, JR. AND LYNN M. RIDGEWAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. DAVID RIDGEWAY, 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 THIRTY-FIVE THOUSAND AND NO/100

Dollars (\$35,000.00) due and payable

in Four Hundred and Eighty (480) equal monthly installments of Two Hundred Twenty-Three and 90/100 (\$223.90) Dollars each commencing on April 1, 1978 with a like payment due on the first of each month thereafter with interest first deducted and balance to principal, with right of anticipation with interest thereon from date of the rate of 7 1/4 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, State of South Carolina, being known and designated as the property of W. David Ridgeway, Jr. as per plat thereof made by C. D. Riddle, Surveyor, December 3, 1952, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of the intersection of the Jenkins Bridge Road and a farm road running thence N. 32-37 W. 1247 feet to an iron pin on the Easterly side of the said farm road; thence N. 62-31 E. 457 feet to an iron pin; thence S. 22-00 E. 1088.5 feet to a point in the center of the Jenkins Bridge Road; thence through the center of the Jenkins Bridge Road S. 25-56 W. 132 feet to a point; thence continuing in the center of the Jenkins Bridge Road S. 32-29 W. 157 feet to the point of beginning, and containing 9.45 acres.

by Mortgagee

This being the identical property conveyed to the Mortgagors herein to be recorded in the R.M.C. Office for Greenville County of even date herewith.

RECEIVED
COUNTY CLERK
GREENVILLE, S.C.
MAY 10 1978
TAX 14.00

GCTO ----- MAR 31 78 360

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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