

MORTGAGE OF REAL ESTATE -

FILED
GREENVILLE, CO. S. C.

BOOK 1432 PAGE 876

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 23 11 40 AM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tom L. Sizemore

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Ridgeway

(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 Nine Thousand Two Hundred Fifty and No/100

Dollars (\$ 9,250.00) due and payable at the rate of \$75.00 per month beginning one month from date and continuing each and every month thereafter until paid in full with the Mortgagor having the right to prepay in full at any time without penalty,

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:

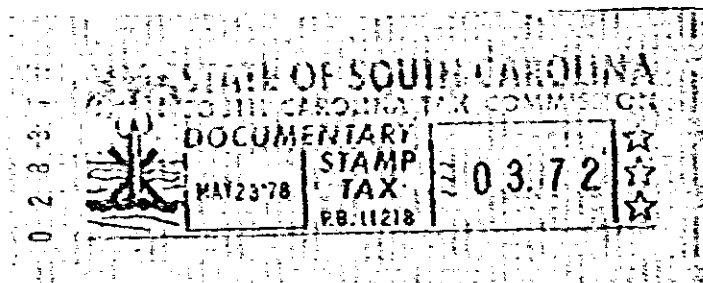
"ALL, that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of McCuen Street and being known and designated as the southern rear portion of Lot No. 9 and the south-western rear portion of Lot No. 10 in Block D of a subdivision known as KANATENAN, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at Pages 131 and 132, and being more fully described, to-wit:

BEGINNING at an iron pin on the eastern side of McCuen Street, being approximately 105 feet from the intersection of McCuen Street and Stewart Street and running thence N.63-35 E.90 feet to an iron pin; thence S.26-30 E. 60 feet to an iron pin; thence S.63-35 W. 90 feet on McCuen Street; thence along McCuen Street, N.26-30 W. 60 feet to an iron pin, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from W. H. Ridgeway recorded in the RMC Office for Greenville County on May 23, 1978.

THE mailing address of the Mortgagee herein is: 117 Waccamaw Avenue, Greenville, S.C. 29605.

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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 all of 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.