

Rt. 2, Box 549
Tr. Rest, SC

NTC

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1432 PAGE 954

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 23 2 59 PM '78 MORTGAGE OF REAL ESTATE

DONNIE S. TANTON AS LENDOR FROM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, We, Alvin Dean Rider and Bessie B. Rider

(Hereinafter referred to as Mortgagor) is well and truly indebted unto Roy A. Lockaby

(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

EIGHT THOUSAND AND NO/100 - - - - - Dollars (\$ 8,000.00) due and payable

\$125.00 per month, commencing June 5th, 1978 and continuing at the rate of \$125.00 per month until paid in full, with each payment applied first to interest and balance to principal and to continue until paid in full

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

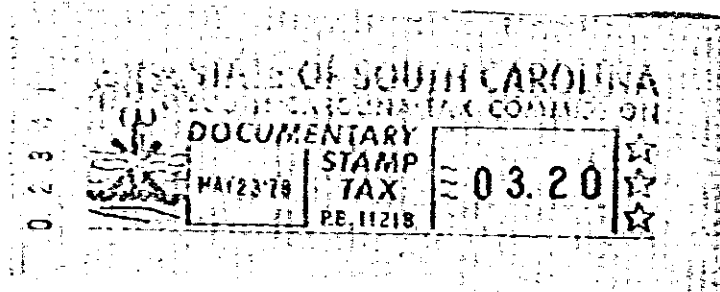
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 containing 1.09 Acres, as shown on plat of property of Roy A. Lockaby according to a survey made by W. R. Williams, Jr. in April 1974. This being a portion of the property purchased by Roy A. Lockaby from Edna Gordon Stamey and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in a County Road and running thence S. 67-58 W. 87.3 feet to an iron pin; running thence along Hawkins property, N. 2-25 E. 239.2 feet to an iron pin; running thence along line of Dill property S. 88-35 E. 218.8 feet to an iron pin; running thence along Lockaby property S. 6-15 E. 175 feet to an iron pin; running thence S. 76-57 W. 172.2 feet to an iron pin; running thence N. 3-35 E. 11.2 feet to an iron pin in County Road, the beginning corner.

This being the same property conveyed to the above named Mortgagors by deed from Stanley Gallimore recorded simultaneously with this mortgage.



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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.

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