

217 Clemson Avenue, Greenville, S. C. 29611

MORTGAGE OF REAL ESTATE—Office of John G. Cheros, Attorney at Law, Greenville, S. C.

1447 559

FILED
GREENVILLE CO. S. C.

APR 18 1978

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. TANNERSLEY
A.M.C.

MORTGAGE

Purchase Money Mortgage

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John Conits (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Homer Riddley, Jr. and Willie Mae Riddley (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 Thousand and no/100-----

----- DOLLARS (\$ 30,000.00--), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

Due and payable in 120 monthly installments of \$363.99 each month beginning November 18, 1978 and continuing on the same day of each month. Mortgagor reserves the privilege to prepay in whole or in part without penalty any time after January 1, 1979.

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:

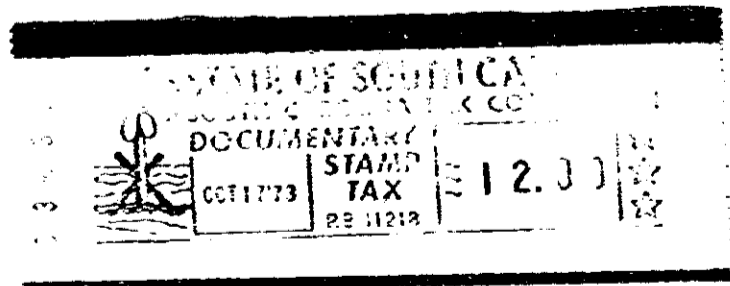
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as a lot on plat of property of WQOK Radio Station, recorded in Plat Book HHH at page 143 and having the following courses and distances:

BEGINNING at an iron pin on White Horse Road, joint front corner of the within property and property now or formerly of Montgomery and running thence with the joint line of said property, S. 57-26 W. 200 feet to an iron pin; thence N. 38-00 W. 155.6 feet to an iron pin, joint rear corner of the within property and property now or formerly of Greer; thence with the joint line of said property, N. 57-31 E. 197.4 feet to an iron pin on White Horse Road; thence along White Horse Road, S. 36-08 E. 55.7 feet and S. 40-33 E. 100.0 feet to an iron pin, the point of beginning.

Being the same property conveyed by the mortgagees to the mortgagor herein by deed to be recorded.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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