

WORTH GREENVILLE, S.C.

01412-114

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 2 10 05 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

STATE WHEREIN GREENVILLE, S.C. IS LOCATED

WHEREAS JERRY E. PIMON and GAIL G. PIMON

hereinafter referred to as Mortgagors, well and truly indebted to ROBERT FABIAN RIDGEWAY and GEORGE HARPER RIDGEWAY

hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date, the terms of which are incorporated herein by reference, in the sum of

TWELVE THOUSAND FOUR HUNDRED and No/100----- Dollars \$12,400.00--- due and payable in monthly installments of \$157.09 commencing on the first day of August, 1979 and \$157.09 each and every month thereafter until paid in full on the first day of July, 1989 with the privilege of anticipating any and all of the balance due at any time

with interest thereon from date hereof at the rate of nine (9%) percentum per annum to be paid monthly

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

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the above debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs 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 County of Greenville, on the southerly side of Greenwood Avenue, joint corner Lots 51 and 52 and running thence S 29-50 W 146 feet to an iron pin, joint rear corner of Lots 51, 52, 49 and 50; thence S 50 E 148.9 feet to an iron pin, joint corner of Lots 50 and 51 on Greenwood Avenue; thence along said Avenue N 51 E 175 feet to an iron pin; thence around the curve of Greenwood Avenue, the chord of which is as follows: N 24-45 E 25 feet and N 30-30 W 25 feet to an iron pin; thence along Greenwood Avenue N 75-15 W 195 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Robert Fabian Ridgeway and George Harper Ridgeway, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given by the Mortgagors herein to Fidelity Federal Savings & Loan Association in the assumption, principal balance of \$30,557.60 dated June 29, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1472 page 106.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX 0.006

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.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or transfer the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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