

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NO. S. C.
1 15 PM '79
CONNORS
R.M.C.

BOOK 1490 PAGE 310

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Archibald W. Black and Carol G. Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto William D. Richardson and Jane H. Richardson

(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 Three Thousand Five Hundred Thirty Nine and 57/100

-----Dollars (\$ 33,539.57) due and payable

In accordance with the terms of note of even date herewith

with interest thereon from date at the rate of twelve per centum per annum, to be paid: at maturity

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, located on the Northerly side of King George Road, being known and designated as Lot No. 46 as shown on a plat of Section I, Foxcroft, of record in the R.M.C. Office for Greenville County in Plat Book 4-F at pages 2, 3 and 4, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the Northerly side of King George Road, said pin being the joint front corner of Lots 46 and 47, running thence with the common line of said lots, N. 3-49 W. 165 feet to an iron pin at the joint rear corner of Lots 46 and 47; running thence S. 86-11 W. 175 feet to an iron pin at the joint rear corner of Lots 45 and 46; running thence with the joint line of said lots, S. 3-49 E. 165 feet to an iron pin on the Northerly side of King George Road; running thence with the Northerly side of King George Road N. 86-11 E. 175 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of William D. Richardson and Jane H. Richardson recorded in the R.M.C. Office for Greenville County in Deed Book 1116 Page 648 on November 30, 1979.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
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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 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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