

MORTGAGE OF REAL ESTATE—Office of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 7 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. Michael Gaaney

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and B. M. Riddle

(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 Twenty Thousand and No/100

Dollars (\$ 20,000.00) due and payable

in the following manner: Two Thousand and No/100 (\$2,000.00) Dollars, plus accrued interest shall be paid on May 9, 1981 and a like principal payment, plus accrued interest, shall be paid on the same date in each succeeding year thereafter until the entire indebtedness shall be paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal at the rate of ten (10%) per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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, and according to a survey prepared of the property by Carolina Surveying Company, April 14, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-U, at Page 84, having the following courses and distances, to-wit:

BEGINNING at an old nail and cap in or near the center of Fugerson Road, joint front corner with property now or formerly belonging to Jerry Paul and Aprith Kerry Kelley and running thence, N. 23-19 W. 804.9 feet to an iron pin on the edge of the creek; thence running with the center of the creek as the line, the traverse being: N. 69-08 E. 83.2 feet, N. 52-38 E. 150.2 feet and N. 35-16 E. 100 feet, to an iron pin on the edge of said creek; thence, S. 28-55 E. 906.3 feet to an old axle; thence, S. 22-36 E. 33.1 feet to an iron pin in or near the center of Fugerson Road; thence running with the center of said Road, S. 73-02 W. 405.8 feet to a point in or near the center of said road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by the Mortgagee herein and which said deed is being recorded simultaneously with the recording of the within instrument. The within mortgage is a purchase money mortgage.

ADDRESS OF MORTGAGEES:

Route 4, Box 245
Piedmont, SC 29673

RECORDED
MAY 10 1980
GREENVILLE, S.C.

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 is 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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