

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
CO. S. C.
FEB 11 4 09 PM '82
GREENVILLE
R. M. C.

BOOK 1563 PAGE 957

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frances B. Ridgill & Joseph R. Ridgill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oeland-Simpson Lumber Co., Inc.

(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

Seven Thousand Five Hundred & No/100----- Dollars (\$ 7,500.00) due and payable

Payable in monthly installments, principal and interest of \$166.84, beginning on March 1, 1982 and continuing monthly thereafter for a period of five years (until paid in full)

with interest thereon from date at the rate of 12% 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, known and designated as Lots 2, 3, and part of Lot 4, according to a plat of property of Frances B. Ridgill and Joseph R. Ridgill, prepared February 1, 1982 by Jones Engineering Service and having according to the said plat the following metes and bounds, to-wit:

BEGINNING at a point 113.8 feet Northwest of Rutherford Road on Oeland Drive and running thence, thru a transmission line right of way, S. 62-00 W. 71.7 feet to the rear corner of Lot 2, thence with the line of Lots 2, 3, and part Lot 4, N. 28-36 W. 161.25 feet to an iron pin; thence thru Lot 4, N. 62-02 E. 73.3 feet to an iron pin on Oeland Drive; thence with Oeland Drive, S. 28-00 E. 161.2 feet to the beginning corner.

Conveyance being made to all restrictions, easements, rights of ways and zoning ordinances as may be applicable to said property.

This being the same property conveyed unto the Mortgagor by deed from Oeland-Simpson Lumber Co., Inc., dated February 15, 1982, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1162 at page 655, and recorded the 18th day of February, 1982.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
FEB 18 82
02.80

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
FEB 18 82
00.20

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.

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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