

MORTGAGE OF REAL ESTATE

JOHN E. TANKERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD G. MYERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL A. RICKETTS AND PATRICIA A. RICKETTS  
Route 1, Box 225-D  
Chester, GA 31012

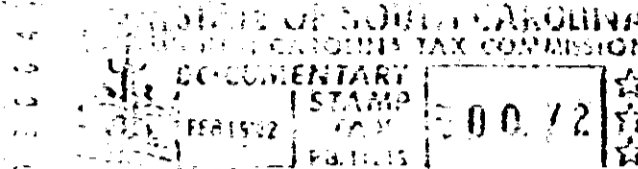
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Seven Hundred Fifty and 53/100ths

Dollars (\$ 1 750.53 ) due and payable

as set forth by note of mortgagor of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per note



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, on the East side of McCarter Road, containing 0.3 acres, more or less, according to a plat made by Enwright Associates, Inc., during March, 1981, entitled "A plat made for Paul A. and Patricia A. Ricketts", as recorded in the RMC Office for Greenville County in Plat Book 8-0, at page 88, and having, according to this plat, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in the center of McCarter Road, at the joint front corners with property of Grantor; thence leaving said road and running with the joint line of property of Grantor, S. 58-22-21 E., 284.75 feet to an iron pin (old); thence continuing with the line of Grantor, N. 74-15-53 E., 162.05 feet to an iron pin on Grantor line; thence with the line of other property of Grantor, S. 80-06-43 W., 32.13 feet to an iron pin (old); thence with the line of other property of Grantor, N. 73-14-54 W., 382.88 feet to an old nail and cap in center of McCarter Road, the point of beginning; (and being bounded by other property of Grantor and Garey June M. Roper)

ALSO:

All that certain piece, parcel or tract of land, with improvements thereon, lying, being and situate, in the State and County aforesaid, in Fairview Township, containing 2.797 acres, according to a plat made for George Timms, et al, by Enwright Associates, Inc., RLS, dated April 16, 1978 and being more fully described in accordance with said plat, recorded in Plat Book 8-0, page 88, to-wit:

BEGINNING at a nail-cap in the center of McCarter Road, joint line with property of Lindsey and Roper; thence running S. 58-22-21 E., 284.75 feet to an iron pin; thence N. 74-15-53 E., 162.05 feet to an iron pin; thence turning and running S. 10-18-00 W., 264.14 feet to an iron pin; thence turning and running S. 75-45-26 W., 140.29 feet to an iron pin; thence S. 81-04-04 W., 137.16 feet to an iron pin; thence N. 38-25-17 W., 207.62 feet to an iron pin; thence N. 67-17-49 W., 239.37 feet to a nail-cap in the center of McCarter Road; thence with said McCarter Road, N. 03-15-49 W., 117.40 feet to a nail-cap, being the point of beginning.

THIS is the same property conveyed to the Mortgagor named herein by deed of Mortgagees named herein, of even date, to be recorded simultaneously herewith.

THIS mortgage is second and junior in lien to that mortgage between the mortgagor and Charter Mortgage Company (assumed by mortgagor this date), which mortgage is recorded in Mortgage Book 1501, at page 813, RMC Office for Greenville County, S.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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.

1008

4328 RV-2