LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORIGAGE OF REAL ESTATE

CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AMOUNT FINANCED - \$46,000.00

CO. S. C.

MORTGAGE OF REAL ESTATE

DONNIE STANKER SLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

R.M. C.

HENDENG WITH CAROLINA

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Herbert E. Riddle, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

as provided for in Promissory Note executed of even date herewith.

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 Mortgagoe 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, in Paris Mountain Township, on the southwest side of Altamont Road, containing 3.65 acres, and having, according to a survey made by Pickell & Pickell, Engineers, dated June 18, 1948, recorded in the RMC Office for Greenville County in Plat Book T at Page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Altamont Road (formerly Old Hotel Road) at the intersection of said road with the southerly side of roadway or entrance drive leading to Radio Station WFBC (formerly property of Piedmont Realty Corporation); thence along the southerly side of said entrance drive, N.56-00 W. 60 feet to an iron pin; thence S.59-32 W. 375 feet to an iron pin; thence S.89-37 W. 203 feet to an iron pin; thence S.22-00 E. 366 feet to an iron pin; thence N.59-50 E. 250 feet to an iron pin on the westerly side of Altamont Road; thence with the westerly side of said road as the line, N.31-00 W. 198 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Sterling L. Smith, Individually, and as Executor, Trustee and holder of a power of sale under the Will of Phebe H. Smith, deceased, recorded in the RMC Office for Greenville County in Deed Book 1016 at Page 897 on April 16, 1975.

THIS is a second mortgage lien subject to that certain first mortgage to Fidelity Federal Savings and Loan Association, now known as American Federal Savings and Loan Association, recorded in the RMC Office for Greenville County in Mortgage Book 1337 at Page 104 on April 16, 975 in the original amount of \$75,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

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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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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