

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 11 11 39 AM '82  
WILKINSON  
SHERSLEY  
A.C.

1575 Case 987

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Colin Ritter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Washington Properties, a General Partnership

(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

Twelve Thousand Five Hundred and No/100-----Dollars (\$ 12,500.00 ) due and payable

according to the note of even date herewith for which this mortgage stands as security.

with interest thereon from the date hereof at the rate of 13% 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, 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, in the City of Greenville, on the southern side of East Washington Street, known as Lots 40 and 41, Block D, on plat of EAST PARK, recorded in Greenville County Plat Book A at Page 383, in the RMC Office for Greenville County, South Carolina, and being further shown on a more recent plat entitled "Survey for Colin Ritter and Natalie Higbie", dated June 24, 1982, by C. O. Riddle, R.L.S., said plat being recorded in Greenville County Plat Book 9-C at Page 46, and having, according to that more recent plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern edge of the sidewalk abutting the southern edge of East Washington Street, at the joint front corner of that property designated as Lot 39-Sylvia P. Cheros; thence with said Cheros line, S. 17-29 E. 171.73 feet to a new iron pin on the northern edge of Boyce Spring Avenue; thence with the northern edge of Boyce Spring Avenue, N. 85-11-44 E. 99.94 feet to an old iron pin at the joint rear corner with property designated Lot 42-J. Robert Ritter; thence with said Ritter line, N. 17-29-30 W. 174.57 feet to an old iron pin on the southern edge of said sidewalk; thence with the southern edge of said sidewalk, S. 83-36-04 W. 99.33 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by the mortgagee herein by deed dated and recorded July 7, 1982 in Deed Book 1169 at page 793.

THIS IS A PURCHASE MONEY MORTGAGE.

Mortgagee's address: c/o William B. Long, Jr., P.O. Box 10213, Greenville, S. C., 29603.

DOCUMENTARY  
STAMP

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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