

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 10 2 32 PM '83

MORTGAGE OF REAL ESTATE

BOOK 1594 PAGE 397

DONNIE S. TANKERSLEY
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CELESTINE H. LEWIS RICKETTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID D. ARMSTRONG, 25 Sweetbriar Road, Greenville, S.C. 29615

(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 Sixty Five and 13/100ths Dollars \$ 1,065.13 due and payable

upon demand

with interest thereon from date at the rate of 12% per centum per annum, to be paid:

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, described as follows:

ALL that piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 2, on Plat of Riley Estates, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book XX, at Page 113, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Mark Drive joint front corner of lots 2 and 3; and running thence N. 30-05 W. 133.8 feet to an iron pin; thence N. 75-15 E. 124.4 feet to an iron pin; thence S. 30-05 E. 101 feet to an iron pin on Mark Drive, joint front corner Lots 1 and 2; thence along Mark Drive S. 59-55 W. 120 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor and James W. Lewis by deed of Larry G. Shaw Builder, Inc. dated December 12, 1968 and recorded in the Greenville County R.M.C. Office in Deed Book 857 at Page 611.

GREENVILLE SOUTH CAROLINA
DOCUMENTARY
STAMP
FEE \$ 4.00
RECORD

243-3-57

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.

0.397

4328-RV-2