

State of South Carolina

FILED  
GREENVILLE CO. S. C.

Mortgage of Real Estate

S

County of GREENVILLE

FEB 28 4 24 PM '83

THIS MORTGAGE made this 6th day of FEBRUARY 19 83  
DONNIE S. TANKERSLEY  
R.M.C.

by JOSEPH R. RIDGILL and FRANCES B. RIDGILL

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK &amp; TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S. C. 29603

## WITNESSETH:

THAT WHEREAS, Francis B. Ridgill and Joseph R. Ridgill  
is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and 10/100  
Dollars (\$ 100,000.10 ). Which indebtedness is  
evidenced by the Note of February 6, 1983 of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of \_\_\_\_\_  
which is February 6, 1988 after the date hereof) the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,  
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by  
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other  
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all  
indebtedness outstanding at any one time secured hereby not to exceed \$ \_\_\_\_\_ plus interest thereon, all  
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,  
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,  
the following described property:

ALL those lots 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:

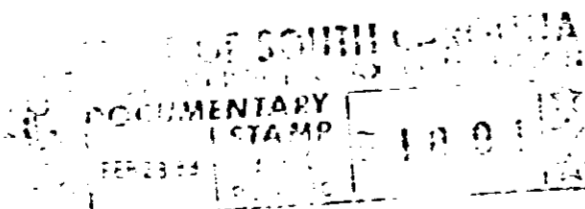
BEGINNING at a point 113.8 feet Northwest of Rutherford Road on Oeland Drive  
and running thence, through a transmission line right of way, S. 62-00 W. 71.7  
feet to the rear corner of Lot 2; thence with the line of Lots 2, 3, and part  
Lot 4, N. 28-36 W. 161.25 feet to an iron pin; thence through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

This property is made subject to all restrictions, easements, rights of ways  
and zoning ordinances as may be applicable to said property.

Particular attention being called to the transmission line right of way shown  
on said plat and to the line of a 12" water main, shown on said plat and part  
of the building on the property encroaches on said rights of way.

This being the same property conveyed by deed unto Frances B. Ridgill and  
Joseph R. Ridgill, from Oeland-Simpson Lumber Co., Inc., recorded in  
Deed Book 1162 at page 655, on the 18th day of February, 1982.

THIS IS A SECOND MORTGAGE.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or  
appertaining thereto; all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the  
same being deemed part of the Property and included in any reference thereto):

0067

4328 RV-21