

1053-524

MORTGAGE OF REAL ESTATE—Office of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } DEED
S.C.

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

MAR 23 4 43 PM '84

WHEREAS, John D. Riddle and Mildred W. Riddle
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Argyle D. Lotz

(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

Four Thousand Five Hundred and No/100----- Dollars (\$ 4,500.00) due and payable on March 23, 1985,

interest thereon from date at the rate of 11.5% per centum per annum, to be paid at maturity

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, 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, near Hillside Drive, and according to a plat of survey prepared of said property by F. Eugene Bruce, R.L.S., March 8, 1984, having the following courses and distances, to-wit:

BEGINNING at an old iron pin, joint rear corner with property now or formerly belonging to John D. Riddle, and Howard P. and Janis J. Burrell, and running thence, S. 87-30 W. 136.3 feet to an iron pin; thence, N. 2-30 W. 199.9 feet to an iron pin; thence, N. 2-30 W. 99.7 feet to an iron pin in the line of property now or formerly belonging to Taylors Lodge #345; thence running with the common line with said owner, N. 78-12 E. 137.7 feet to an old iron pin, joint corner of property now or formerly belonging to Mack A. Ashmore and Ruby C. Stone; thence running with the common line with the said Ruby C. Stone, S. 2-42 E. 121.9 feet to an old iron pin; thence running with the common line of property belonging to John D. Riddle, S. 2-30 E. 199.9 feet to an old iron pin, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by the Mortgagee herein by deed of even date herewith and which said deed is being recorded simultaneously with the within instrument.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 01.80

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

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