

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1213 PAGE 155

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Burl D. Riden

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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 six hundred seventeen and 36/100----- Dollars (\$ 1,617.36) due and payable

payable in twenty - four (24) monthly installments of \$67.39 each, the first of these due and payable on January 8, 1972, with a like amount due and payable on the corresponding date of each and every calendar month thereafter until whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the North side of Easley Highway (alternate U. S. Highway No. 123) and being a portion of Lot No. 1 of the property of R. J. Sentell as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book " I " , at page 75 , and having, according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin on the North side of Easley Highway (alternate U. S. #123) at the corner of property now or formerly of J. Robert Martin and running thence along the line of that property , N. 30-00 W. 170 feet to an iron pin ; thence on a line parallel with Easley Highway (alternate U. S. #123) , S. 61-30 W. 72 feet to an iron pin ; thence S. 30-00 E. 170 feet to an iron pin on the North side of Easley Highway (alternate U. S. #123) ; thence along the line of said highway , N. 61-30 E. 72 feet to the beginning corner.

This is the same property conveyed to Burl D. Riden by deed of Ralph C. Smith and Mozelle C. Smith, deed dated September 20, 1965, recorded in the Office of R. M. C. for Greenville County in Book 782 of Deeds, page 458 .

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.