

STATE OF SOUTH CAROLINA,) JAN 4 2 15 PM 1962

County of Greenville) OLLIE FAHNSWORTH

To all Whom These Presents May Concern:

WHEREAS I, James L. Kitchen, well and truly indebted to Wade H. Ridgeway in the full and just

sum of Four Hundred and No/100 - - - - - (\$ 400.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: Due and payable \$72.00 on the 1st day of July, 1962 and \$72.00 on the 1st day of each and every succeeding six-month period thereafter (making a total of \$144.00 paid each year), until paid in full, with the balance, if not sooner paid, due and owing on the 1st day of January, 1965.

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said James L. Kitchen,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Wade H. Ridgeway, his heirs and assigns forever:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 458, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at pages 56 to 59. According to said plat the within described lot is also known as No. 47 Dogsey Boulevard and fronts thereon 65 feet; being the same property conveyed to me by the mortgagee herein by his deed of even date to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$4200.00 executed on June 10, 1959 by Arthur Williams and Mary E. Williams to First Federal Savings and Loan Association and recorded in the R.M.C. Office for Greenville County in Mortgage Book 792, at Page 541.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Wade H. Ridgeway, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Wade H. Ridgeway
Wade H. Ridgeway

Witness:
J. F. Johnson
Walpole Finley

3rd June 65
Ollie Fahnsworth
11.26 a. 33908