

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Brenda F. Roberts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Jr.

(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, Three Hundred and Fifty-Nine and 80/100

Dollars (\$1,359.80) due and payable

in equal monthly installments of \$40.00 each, said payments to be applied first to interest and then to principal, the first such payment to be made one month from date and the remaining payments to be made on a like day of each succeeding month thereafter until paid in full.

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

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, on the east side of Fork Shoals Road, containing 42.9 acres, more or less, as shown on plat entitled property of Jeff R. Richardson, Jr., made by C. O. Riddle dated January 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-A at page 55, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin corner on Fork Shoals Road at corner of property now or formerly of Ruby M. Hawkins and Christine M. Braisher; thence N. 70-24 E. 1,843.3 feet to an iron pin corner on the west bank of Reedy River (center line of said river being property line); thence along the center of said Reedy River, the traverse lines being as follows: S. 4-18 E. 285 feet; S. 38-37 W. 59.5 feet, S. 53-53 W. 221 feet; S. 60-51 E. 220 feet; N. 58-E. 77.8 feet; N. 83-08 E. 90.3 feet; S. 31-36 E. 305.4 feet; S. 35-23 E. 122 feet; S. 20-53 E. 95.8 feet; S. 8-37 W. 92.4 feet; S. 19-58 W. 66.7 feet; N. 88-30 W. 200.4 feet; N. 18-00 W. 99.6 feet; N. 12-37 W. 68 feet; S. 54-45 357 feet; S. 31-14 E. 95.7 feet to an iron pin corner; thence S. 61-50 W. 776.3 feet to an iron pin corner; thence N. 10-45 W. 454.1 feet to an iron pin corner; thence S. 79-15 W. 808 feet to an iron pin corner; thence N. 49-37 E. 33 feet to an iron pin corner in Fork Shoals Road; thence N. 7-37 W. 548.8 feet to the beginning corner.

This is a portion of the property conveyed to the said Jeff Richardson, Jr. by Robert C. Jewell L., and Aurelia Miller by deed recorded in the R.M.C. Office for Greenville County in Deed Book 854 at page 57.

This is a second mortgage, junior in lien to a mortgage given to Blueridge Production Credit Association recorded in Mortgage Book 1117 at page 333.

Together with all and singular rights, members, herditaments, 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.

Paid in full and satisfied this 22nd day of April 1970.
Jeff R. Richardson Jr.
Witness Opal E. Moorhead
Joe Mc Cullough

SATISFIED AND CANCELLED OF RECORD
25 DAY OF May 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:10 O'CLOCK P. M. NO. 25693