

MORTGAGE OF REAL ESTATE.

BOOK 1445 PAGE 454

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE 00-S.C. } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 27 10 43 AM '78
DANNIE S. TAYLOR
REC'D

WHEREAS, ROBERT H. WYNNE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WADE H. RIDGEWAY

(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 ELEVEN THOUSAND AND NO/100-----Dollars (\$ 11,000.00) due and payable

at the rate of \$75.00 per month beginning one month from date with payments being applied first to interest and balance to principal until paid in full.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: semi-annually

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 western side of Alice Street near the City of Greenville being shown as Lot No. 10 of Block C on a plat of Woodville Heights recorded in Plat Book L at Pages 14 and 15 and described as follows:

BEGINNING at an iron pin on the western side of Alice Street, 120 N. from Oak Street at the corner of Lot 9 and running thence with the western side of said street, N. 2-15 E., 60 feet to an iron pin at the corner of Lot No. 11; thence with the line of said lot, N. 87-45 W., 146.6 feet to an iron pin; thence S. 2-15 W., 60 feet to an iron pin at the corner of Lot 9; thence with the line of lots, S. 87-45 E., 146.6 feet to the beginning corner.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of Wade H. Ridgeway dated September 26, 1978 and recorded September 21, 1978 in Deed Book 1445 at Page 490 in the Greenville County R.M.C. Office.

The mailing address of the mortgagee herein is: 117 Waccamaw Avenue Greenville, S.C. 29605

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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.

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