

Mortgagee: 205 Patton Rd. G'ville, SC 29605
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF Greenville

VCL 1459 PAGE 446

FILED
APR 9 4 26 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TAYLOR
REC'D

WHEREAS, we, Marvin E. Ridge, Jr. and Mary J. Ridge

(hereinafter referred to as Mortgagor) is well and truly indebted unto Willie E. Crisp as Agent

(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

FIFTEEN THOUSAND, FIVE HUNDRED AND NO/100 - - - Dollars (\$15,500.00) due and payable

One (1) Year from date, with the right to anticipate the whole amount or any part thereof at any time, with interest to be calculated on a daily rate if paid prior to one year from date,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: 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 in West Gantt Township and being known and designated as LOT No. 8 on a plat of the property of Henry J. Covington made by W. J. Riddle in 1946, recorded in the RMC Office for Greenville County in Plat Book B, at page 131 and containing 8.25 ACRES, more or less, and having according to a more recent plat entitled Survey for Marvin Simmons made by Charles K. Dunn & T. C. Keith Associates on Sept. 21, 1978, the following metes and bounds, to wit:

BEGINNING at iron pin on Staunton Bridge Road, joint front corner of Lots 7 and 8 and running thence along the joint line of said lots, S. 85-30 West 733.86 feet to iron pin; running thence S. 18-56 East 507.55 feet to an iron pin; running thence S. 76-54 East 175.75 feet to iron pin; thence S. 71-31 East 123.33 feet to iron pin; thence S. 82-16 East 130.04 feet to iron pin; running thence N. 43-26 East 719 feet to iron pin or cap in Staunton Bridge Road; running thence along and through Staunton Bridge Road N. 07-39 West 113 feet to the point of beginning.

This being the same property conveyed to the Mortgagors above named by deed of Naomi C. White, Myrtle C. Loftis, Gladys C. Howard, Athelene C. Davis, Shelby C. Hanna, Harold D. Crisp, Odell Crisp and Willie P. Crisp and recorded simultaneously with this mortgage.

The above named Mortgagee, Willie E. Crisp, as agent, is agent for his brothers and sisters named in a deed recorded this date to the above named Mortgagors.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 06.20
MAR-579 PS. 11218

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.

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.

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