

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 3 3 52 PM '79
R.M.C. LAWYERSLEY

BOOK 1483 PAGE 461

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY L. RIDLEY AND KATHRYN M. RIDLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT B. DEANS, JR., TRUSTEE, AND JAMES C. PARHAM, JR., CO-TRUSTEE, % Iverness Counsel, Inc., 380 Madison Ave., New York, New York 10017

(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

Ten Thousand Nine Hundred and 00/100 Dollars (\$10,900.00) due and payable in monthly installments of \$228.93 commencing on the first day of October, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of September, 1984. with interest thereon from date at the rate of 9.5% per centum per annum, to be paid:

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 Southern side of Frank Brown Road, near Travelers Rest, South Carolina, adjoining the land now, or formerly owned by Henry D. Prickett and Edward W. Keeler, containing 10.48 acres, according to two plats thereof of property of "Larry L. Ridley and Kathryn M. Ridley" prepared by Carolina Surveying Company, R. B. Bruce, Surveyor, dated July 23, 1979, having the following metes and bounds, to-wit:

BEGINNING at a nail in cap in the middle of Frank Brown Road at the joint front corner of subject property and property now, or formerly owned by Edward W. Keeler, said point being 544.1 feet southwest from Keeler Mill Road, and running thence in a Southern direction along an abandoned Road bed S. 20-17 W. 815.1 feet along the Keeler line to an old iron pin; thence continuing along Keeler line S. 23-37 W. 338.0 feet to an old iron pin; thence S. 12-33 W. 156.2 feet to an old iron pin; thence in a western direction N. 80-15 W. 494.3 to an iron pin; thence continuing N. 60-30 W. 200 feet along other property owned, or formerly owned by Henry D. Prickett to a nail in cap in the center of Frank Brown Road, said nail in cap being located on the Duke Power Transmission Line right-of-way; thence in a Northeastern direction N. 46-53 E. 1030.7 feet down middle of Frank Brown Road to a nail in cap; thence continuing down middle of Frank Brown Road N. 46-42 E. 495.76 feet to the beginning corner.

DERIVATION: This being the same property conveyed to the Mortgagors herein by Deed dated Sept. 12, 1979, to be recorded herewith in Deed Book 1113, at Page 67, R.M.C. Office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA
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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 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.