

319 TRADE ST. GREER, S.C. 29651

title not exam for Riddle Bros.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 394

OCT 12 8 43 AM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. ANDERSON
R.M.C.

WHEREAS, we, Carlos Durant Anders and Mary Evans Anders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Riddle Bros. & West Builders,

(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 --Nine Thousand Three Hundred Ninety Two and 42/100

Dollars (\$9,392.42) due and payable

in yearly installments of a minimum of One Thousand (\$1,000.00) Dollars each, first payment due and payable on the 15th day of May, 1984, and a like amount on the 15th day of May of each and every month thereafter until paid in full;

with interest thereon from date at the rate of ---9%--- 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 the City of Greer, known and designated as LOT NO. SIX (6) on plat of Wilson Acres, prepared by Clifford C. Jones, Surveyor, dated July 21, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X, page 23, reference to said plat hereby pleaded for a more complete description.

This is that same property conveyed to Mortgagor by Mortgagee to be recorded in the RMC Office for Greenville County on the 26 day of SEPT, 1983 in Deed Book 1197, Page 109.

This is a second mortgage on the premises described.

Mortgagee Address: Riddle Bros. & West Builders, Inc., 319 Trade St., Greer, S. C. 29651

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R.M.C.

RECORDED AT 1504

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

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