

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald R. Rich and Barbara S. Rich

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wayne L. Rich or Emilou W. Rich

(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 THIRTY THOUSAND

Dollars (\$ 30,000.00) due and payable

to be paid at the rate of \$413.25 per month for a period of 120 months, first payment due on the 1st day of August, 1984 and payment on the 1st day of each month thereafter until paid in full. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 11 per centum per annum, to be paid: monthly

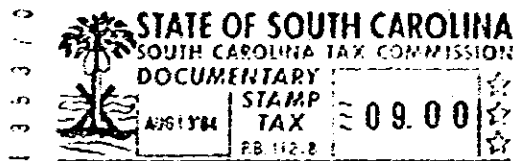
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Chick Springs Township, located in the Pleasant Grove Community, on the Western side of Hammett Bridge Road, and being shown as lot number FIVE (5) on plat made for Ronald R. Rich and Barbara S. Rich by Wolfe & Huskey, Inc., R. L. S., dated May 21, 1984 and having the following courses and distances, to wit:

Beginning at a nail and cap in center of said road, corner of lot No. 6, Brady, and running thence N. 44-35 W., 20 feet to old pin on line of lot No. 6, thence on the same course for a total distance of 200 feet; thence N. 42-24 E., 119.5 feet to the joint rear corner of lots 4 and 5 on the above mentioned plat; thence S. 44-35 E., 200 feet to center of Hammett Bridge Road (pin back on line at 20 feet); thence with the center of said road S. 42-24 W., 119.5 feet to the beginning corner.

This is a part of the same conveyed to the within mortgagors by J. P. Mayes by deed dated Nov. 30, 1983, and recorded in deed book 1202 page 130 R. M. C. Office for Greenville County. Recorded December 8, 1983.



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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