

0505

MORTGAGEE'S ADDRESS: P. O. Box 125, Fountain Inn, S. C. 29644

BOOK 1392 PAGE 193

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED

GREENVILLE CO. SECOND

MORTGAGE OF REAL ESTATE

2 52 PM '77  
DONNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 75 PAGE 505

WHEREAS, HARLAN E. RIGGINS & ELLEN C. RIGGINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BERRY WOODS FORD COMPANY

(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

---Six Thousand Fifty-seven & 65/100---

Dollars \$ 6,057.65 ) due and payable

\$960.00 due on April 15, 1977, and \$171.92 per month beginning May 15, 1977, and continuing for 30 consecutive months, entire balance due and payable no later than October 15, 1979

with interest thereon from date at the rate of --- 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 by or for him - W. Shell Thackston, recorded May 12, 1970, in Deed Book 889, Page 502, R.M.C. Office for Greenville County.

This is a second mortgage and is junior and inferior in lien to mortgage from Harlan E. and Ellen C. Riggins to United Federal Savings & Loan Association, Dated March 14, 1977.

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 hereby covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

WITNESSES:

*Spencer*  
Harlan E. Riggins  
Ellen C. Riggins

PAID AND SATISFIED IN FULL THIS

22nd day of September, 1981

BERRY WOODS FORD COMPANY

BY: *Berry Woods* Owner

SEP 24 1981

FILED  
GREENVILLE CO. S.C.  
2 47 PM '81

4328 RV-2