STATE OF SOUTH CAROLERS STATE OF SOUTH CAROLERS STATE OF SOUTH CAROLERS STANKERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

GROVER RIDDLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

## 

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 iaxes, 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 Mortgagor at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagore, 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 Grove Township, adjoining lands, now or formerly of C. F. Riddle and others, containing 35 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at a holly tree on branch and running thence down said branch, N. 40 E. 11.04 chains to a cherry tree 3X; thence S. 50 1/2 E. 2.40 chains to an iron pin 3X; thence N. 23 W., 7.87 chains to an iron pin 3X; thence N. 21 1/4 W., 7.83 chains to an iron pin in road 3X; thence with said road, S. 87 3/4 W. 17.35 chains to a stone 3X; thence S. 10 1/8 E. 14.26 chains to stone 3X; thence S. 72-20 E. 6.2 chains to branch; thence down said branch to the beginning holly tree corner,

Less, however, a tract of land more fully described in deed recorded in Deed Book 655 at page 253 in the RMC Office for Greenville County and also shown on plat recorded in Plat Book UU at page 53 in the RMC Office for Greenville County, said property being further identified as Lot 5.1, Block 1, Sheet 584.1 on the Greenville County tax map and less, however, a tract of land being more fully described in deed recorded in Deed Book 1006 at page 675 in the RMC Office for Greenville County and being further described as Lot 5.2, Block 1, Sheet 584.1 on the Greenville County tax map.



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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-25