I.H. Presley
Route C Box 41
Evergreen, Alabama 36401

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE — Leatherwood, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1433 PAGE 203

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James A. Riggins & Edith V. Riggins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto I. H. Presley

(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 * *Four thousand five hundred and no/100* *DOLLARS ($ 4,500.00), with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: in monthly installments of $57.01 beginning July 1, 1978.

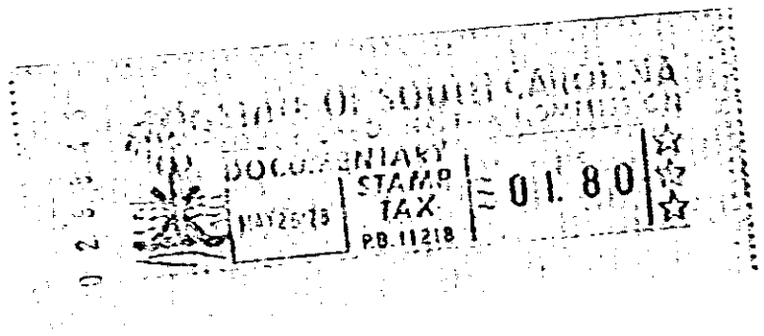
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, City of Greenville, in the first ward of the City of Greenville, and having the following courses and distances, to-wit:

BEGINNING at a stake on Frank Street and running N. 34 W. 157 1/3 to a stake; thence S. 58 ½ W. 65 1/3 feet to a stake at the corner of lot now or formerly belonging to Warren B. Bull; thence S. 33 E. with said Frank Street 66 feet to the beginning corner, being a portion of the land designated as Lot No. 15 in the division of the place known as the W. P. McBee farm tract.

This being the same property conveyed to the mortgagor by deed recorded in the office of the R.M.C. Office for Greenville County in Deed Book 954 at Page 622., September 9, 1972, I.H. Presley.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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