

MORTGAGE OF REAL ESTATE

49296 PROVISION - HARRARD CO. - GREENVILLE

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY COME:

SATISFIED AND CANCELLED OF RECORD
11th DAY OF June 1946
Ollie James with
R.M.C. FOR GREENVILLE COUNTY, S. C.
11:00 A.M. NO. 9999 Page 220 in this
See Page for Satisfaction

I, Harold B. Ridgeway, of the County & State aforesaid

WHEREAS, I - the said - Harold B. Ridgeway - an well and truly indebted to - J. P. Williamson in the full and just sum of Twelve Hundred dollars (\$1200.00) as is evidenced by my certain promissory note in writing of even date herewith which said note is due and payable eighteen months after date and provides for interest from date at the rate of six per cent per annum, payable annually, any interest not paid when due to become principal and draw interest at the same rate as principal until fully paid, and further providing in case of suit or collection by an attorney for the payment of all costs of collection including ten per cent of the aggregate amount due as an attorney's fee, as by -

reference being thereto had will more fully appear.

NOW KNOW ALL MEN, That -- I -- the said Harold B. Ridgeway

in consideration of the said debt and sum of money aforesaid, and for the better securing payment thereof, or any renewals thereof, to the said - J. P. Williamson - according to the terms of said - note and any renewal thereof - and also in consideration of the further sum of Three Dollars to - me - the said - Harold B. Ridgeway - in hand well and truly paid by the said - J. P. Williamson - at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said - J. P. Williamson,

All that certain piece, parcel and tract of land situate, lying and being in Dunklin Township, County of Greenville, State of South Carolina, within the corporate limits of the town of Princeton and containing forty-nine and 35/100 (49.35) acres, more or less, adjoining lands now or formerly owned by D. P. Ridgeway, Zedekiah Estes, Estate of J. K. McCuen, deceased, Miles P. Senn and George L. Ridgeway; said tract of land having such courses and distances as stated in deed to Miles P. Senn by Jas. L. Traynham, bearing date November 20, 1911 and recorded in Vol. 15 at page 567, R.M.C. for Greenville County, S. C.; also deed given to Zedekiah Estes by Miles P. Senn on record in the R.M.C. office for Greenville County, S. C. dated October 21, 1920 and recorded in Vol. 71 at page 195. This is the identical tract of land conveyed to Harold B. Ridgeway by Henry G. Estes by deed dated February 27, 1945 and recorded in the R.M.C. office for Greenville County in Vol. 273 at page 231.

Together with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and to Hold, all and singular, the said premises unto the said J. P. Williamson, his heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said - J. P. Williamson, his heirs and assigns, from and against me and my heirs, executors, administrators and assigns, and every person who soever lawfully claiming, or to claim the same or any part thereof.

And the said Harold B. Ridgeway - agrees to insure the house and buildings on said lot in the sum of not less than - Twelve hundred and no/100 - Dollars and keep the same insured from loss and damage by fire, and assign the policy of insurance to the said - J. P. Williamson - and that in the event that the Mortgagor - shall at any time fail to do so, then the said - J. P. Williamson - may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under the mortgage.

And it is Agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said Mortgagee, his successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises and if he should so elect, who, after deducting all charges and expenses attending such proceedings and the execution of the said trust as Receiver, shall apply the residue to said rents and profits toward the payment of the debt secured hereby.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these presents, that I, the said - Harold B. Ridgeway - do and shall well and truly pay, or cause to be paid, unto the said - J. P. Williamson - the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said - note - then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

And it is Agreed, by and between the said parties, that - I, Harold B. Ridgeway, - to hold and enjoy the said premises until default of payment shall be made.

Witness - my - hand and seal ---this 12th day of July ----, in the year of our Lord one thousand nine hundred and forty-five -; and in the one hundred and seventieth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

R. H. Tutton
Furman Page

Harold B. Ridgeway --- (Seal)
Lou Venia Ridgeway - (Seal)