

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
R. M. C.

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

WHEREAS, HERBERT E. RIDDLE AND ERNEST D. STUART

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA,

(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 Forty Thousand and No/100ths Dollars (\$ 40,000.00 ) due and payable

May 5, 1978, with payments of \$565.48 per month commencing on June 5, 1970 and to be made thereafter on the 5th day of each successive month until paid in full. Payments to be applied first to interest and then to principal, with interest thereon from date at the rate of eight 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, City of Greenville, on the South side of Woodland Way and having, according to a plat by Dalton & Neves, Engineers, dated June, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Woodland Way at the corner of property belonging to Annie Newby Riddle and Herbert E. Riddle, said pin being 948.3 feet in an easterly direction from the Southeast corner of the intersection of Woodland Way and Southland Avenue and running thence S. 29-15 E. 200 feet to an iron pin; thence N. 60-45 E. 100 feet to an iron pin; thence N. 29-15 W. 200 feet to an iron pin on the South side of Woodland Way; thence with the South side of Woodland Way, S. 60-45 W. 100 feet to an iron pin, the point of beginning.

Being a portion of that property conveyed to Herbert E. Riddle and Annie Newby Riddle by Deed dated November 21, 1945 and recorded in the R.M.C. Office for Greenville County in Deed Book 283, at page 152. The said Annie Newby Riddle conveyed her interest in the above described property to the Mortgagor, Ernest D. Stuart, by Deed dated October 15, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Book 469, at page 95.

It is agreed between the parties hereto that the Mortgagors shall have the right to anticipate before the maturity date any part or all of the unpaid balance on the principal, without penalty.

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.