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GREENVILLE CO. S. C.

BOOK 1239 PAGE 585

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
ELIZABETH RIDDER
R.M.S.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **John Lee Ridder**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Edward D. Collett**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's preliminary copy of same date herewith, the terms of which are incorporated herein by reference, in the sum of **Two Thousand Three Hundred Forty-four Dollars (\$2,344.00)** due and payable

in monthly installments as per note and reference thereto is made

with interest thereon from date of the rate of **6%** per annum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted by his said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 by 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**, and being in the **Woodside Mills Village** in the Town of **Simpsonville, S.C.** and being more particularly described as **Lot No. 132** as shown on a **Plat** entitled "A subdivision of **Woodside Mills, Simpsonville, S.C.**" made by **Piedmont Engineering Service, Greenville, S.C.**, February 1957 and recorded in Office of the **R.M.S.** for **Greenville County, S.C.** in **Plat Book 64** at page **5**, knowing to said plat, the within described lot is also known as **No. 18 Third Street and Francis Marion** for a distance of **79 feet**. This is the identical lot conveyed to this mortgagor by **the mortgages of same date as this mortgage**. This is a purchase money mortgage."

Together with all and singular rights, members, hereditaments, and appurtenances to the said land belonging in any way, incident or appertaining, and of all the rents, issues, and profits which may arise or be due thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any way, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furnishings, 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 hereinafter 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 whatsoever lawfully claiming the same or any part thereof.