

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RECORDED  
S. C.  
JUL 24 '80  
RSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Walter Brown and Brenda Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto William M. Riddle, whose address is Route #4, Piedmont, South Carolina, 29673,

(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 -----

Fifteen Thousand and No/100----- Dollars (\$ 15,000.00 ) due and payable as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Fifteen per centum per annum, to be paid: as per the terms of said note.

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, and having, according to a plat prepared by Carolina Surveying Company, June 6, 1979, recorded in the RMC Office for Greenville County, S.C., in Plats Book 7-J at Page 40, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Ferguson Road, joint corner of property now or formerly belonging to Charles G. Davis and Hazel Davis, and running thence with the Davis line N. 26-47 W. 742.9 feet to a point; thence N. 75-04 E. 125.7 feet to a point; thence S. 26-47 E. 739.3 feet to a point in or near the center of Ferguson Road; thence running with the center of said road S. 73-27 W. 125 feet to a point in or near the center of said road, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Grover M. Riddle and B. M. Riddle dated July 20, 1979, and recorded on July 24, 1979, in the RMC Office for Greenville County, S.C., in Deeds Book 1107, at Page 507.

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

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