

FILED
S.C.
MAY 29 AM '81
GREENVILLE
W. W. WALKER
REAL ESTATE MORTGAGE

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

111 Century Dr., Suite 100-0, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

William C. Riggsbee, Jr. & Barbara A. Riggsbee 110 Fairhaven Dr., Taylors, S.C. 29687

STATE OF SOUTH CAROLINA,
County of Greenville



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 11-10-81, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Twenty Thousand Four Hundred Sixty and 2/100 DOLLARS, conditioned for the payment of the full and just sum of Thirteen Thousand Three Hundred Eighty Nine and 29/100 DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor William C. Riggsbee, Jr. & Barbara A. Riggsbee in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,
ITS SUCCESSORS AND ASSIGNS:

ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 216, as shown on a plat drawn by Piedmont Engineers and Architects, May, 1963, entitled "Section 4, Orchard Acres", recorded in the R.M.C. Office for Greenville County in Plat Book VI, at Page 115, and having the following sides and bounds:

BEGINNING at an iron pin on the south side of Fairhaven Drive at the joint front corner of Lots 215 and 216, and running thence N. 2-21 W. 159.7 feet to an iron pin; thence S. 86-40 W. 95 feet to an iron pin at the joint rear corner of Lots 216 and 217; running thence N. 2-21 W. 159.7 feet to an iron pin on the south side of Fairhaven Drive; thence along the south side of said Drive, N. 86-35 E. 26 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Grantor herein by deed of Alvin Fretwell and Jewell Keyes Fretwell to be married simultaneously herewith. This conveyance is subject to all restrictions, easements, liens, mortgages, zoning ordinances, covenants and rights of way, if any, affecting the above described property. The property is also known as 110 Fairhaven Drive, Taylors, S.C. 29687, being the property

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above premises belonging, or in anywise incident or appertaining, conveyed to the mortgagors by deed of John Elzyann Co., Inc. dated March 4, 1977 and recorded in deed book 1052 at page 121.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect

4325 RV-2

0136