

MORTGAGE OF REAL ESTATE -

Mortgagee's mailing address: c/o Mrs. J. W. Carter, Route 1, Box 350,  
STATE OF SOUTH CAROLINA } Amherst, Virginia 24521  
COUNTY OF GREENVILLE } R.M.C. MORTGAGE OF REAL ESTATE

BOOK 1562 PAGE 511

RECORDED 10 29 AM '82 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEED BY W. S. WATERSLEY  
R.M.C.

WHEREAS, we, James W. Farotto and Carter R. Farotto,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. George G. Ridenhour, same as Bertha H. Ridenhour,

(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 Fifty Thousand and no/100-----

-----Dollars (\$50,000.00 ) due and payable in equal monthly payments of \$550.55 each, beginning on February 5, 1982, and then thereafter each successive month and date until paid in full on or before January 5, 1987; mortgagors have the right to anticipate any and all payments prior to January 5, 1987, but any balance existing on January 5, 1987, is due and payable in full on that date; with interest thereon from date at the rate of twelve (12) per centum per annum, to be paid: as stated above.

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 Mortgagee 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, Chick Springs Township, and being known and designated as Lot No. 50 of a subdivision known as Wellington Green, as shown on a plat thereof prepared by Piedmont Engineering Service, dated September, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Rollinggreen Road, at the joint front corner of Lots Nos. 49 and 50, and running thence along the joint line of said lots, N. 30-44 E. 179.2 feet to an iron pin in the rear of Lot No. 41; thence along the rear line of Lots Nos. 41 and 40, N. 61-39 W. 97 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 38; thence along the joint line of said lots, S. 31-42 W. 175.3 feet to an iron pin on the northern side of Rollinggreen Road, joint front corner of Lots Nos. 50 and 38; thence with the northern side of said Rollinggreen Road, S. 59-16 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee, on even date, and recorded in Deed Book 1161, Page 606, R.M.C. Office for Greenville County.

The mortgagee is to have the right to approve any sale of the above described property which includes an assumption of the indebtedness due to the mortgagee.

400 20081801

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
10 29 AM '82

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. 0.20 20081801

0511

4328 RV-2