

1511-875

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }  
 S.C. Post Office: Box 485  
 Travelers Rest, SC  
 MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FREDRICK E. RICHARDS AND RETA R. RICHARDS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Four thousand four hundred

ninety-five and no/100ths ----- DOLLARS (\$4,495.00 ),  
with interest thereon from date at the rate of 17.00 per centum per annum, said principal and interest to be repaid: in sixty (60) monthly installments of \$111.71 commencing June 27, 1982 with like payments on the same date of each month thereafter until paid in full

DOCUMENTARY  
 STAMP  
 201 30 77

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, Bates Township, being shown and designated on plat of Gary L. Rochester, dated August 29, 1980 prepared by Terry T. Dill, RLS, recorded in Plat Book 8H at page 9, to wit:

BEGINNING at an iron pin on the northern side of Ledbetter Road at the joint front corner of the within described property and property now or formerly belonging to Rochester and running thence along the northern side of said Road S 78-16 W, 50 feet to an iron pin; thence N 11-11 W, 265.5 feet to an iron pin; thence S 76-07 W, 350 feet to an iron pin; thence N 18-14 W, 376 feet to an iron pin; thence N 76-47 E, 446 feet to an iron pin; thence S 11-11 E, 637.3 feet to an iron pin, the point of beginning.

This conveyance is made subject to any and all easements, restrictions, setback lines or right-of-ways which may appear of record or by inspection of the property and, in particular those restrictions and protective covenants recorded in Deed Book 1151 at page 939 and those easements set forth in Deed Book 1135 at page 958 and Deed Book 1148 at page 52.

DERIVATION: Deed of Thomas L. Rochester recorded June 4, 1982 in Deed Book 1168 at page 59.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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