

MORTGAGE OF REAL ESTATE -

BOOK 1445 PAGE 448

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT H. WYNNE, JR.

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WADE H. RIDGEWAY

(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 FIVE HUNDRED AND NO/100----- Dollars (\$ 4,500.00) due and payable

at the rate of \$50.00 per month beginning one month from date with payments being applied first to interest and balance to principal until paid in full.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: semi-annually

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:

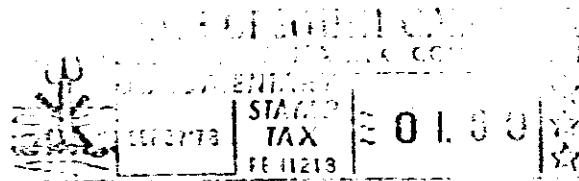
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being in or near Greenville, and being more particularly described as Lot No. 121, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina" made by Dalton & Neves, Engineers, Greenville, S.C., February, 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at Pages 56 to 59. According to said plat the within described lot is also known as No. 1 Draper Street and fronts thereon 196.5 feet.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of Wade H. Ridgeway dated September 26, 1978 and recorded September 27, 1978 in Deed Book 1088 at Page 683 in the Greenville County R.M.C. Office.

The mailing address of the mortgagee herein is: 117 Waccamaw Avenue
Greenville, S.C. 29605

GCTO -----3 SE27 78 1534



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.

THEY 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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