

1312 East Washington St
Greenville, S.C.

1000-1003

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
DEC 13 10 15 AM '80
R.M.C.
PURCHASE-MONEY MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Robert Ritter,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edna A. Dermid,

(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 Twenty-two Thousand Nine Hundred Fifty and No/100--

-----Dollars (\$ 22,950.00) due and payable

in monthly installments of Three Hundred Twenty-nine and 27/100--- (\$329.27)---Dollars, to be applied first to interest and then to principal, commencing on January 2, 1981 and continuing on the same day of each month thereafter until paid in full; with interest thereon from date at the rate of twelve (12) per centum per annum, to be paid per terms of said promissory 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;

ALL that certain piece, parcel and lot of land in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Boyce's Addition to Greenville, being known and designated as Lot No. 42, Block D, according to a survey of W. A. Adams, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, at Page 383, and as being shown on a more recent survey entitled "Survey for J. Robert Ritter" prepared by C. O. Riddle, R.L.S. #1347, dated November 20, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 8F, at Page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Washington Street (formerly Washington Road) at the joint corner of Lots No. 43 and 42, thence along the joint line of said lots, S. 17-29 E., 174.5 feet to a metal fence post on the right-of-way of Boyce Spring Avenue; thence along the right-of-way of said Boyce Spring Avenue, S. 83-55-16 W., 49.66 feet to an iron pin at the joint rear corners of Lots No. 42 and 41; thence N. 17-29-30 W., 174.57 feet to an iron pin; thence N. 83-59-30 E., 49.70 feet along a concrete walk running parallel with East Washington Street to the point of beginning.

THIS being the same property conveyed unto the mortgagor by deed of Edna A. Dermid executed and recorded of even date herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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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