MORTGACE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Anita G. Clardy S. MERSLEY R.H.C.

(hereinaster referred to as Mortgagor) is well and truly indebted unto Duffie L. Riggins

thereinafter 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 Five Thousand Five Hundred and No/100------

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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 or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Fifth Street in Section No. 6 of JUDSON MILLS VILLAGE, being known and designated as Lot No. 96 as shown on a plat of Section No. 6 of JUDSON MILLS VILLAGE, made by Dalton & Neves, Enginers, dated November, 1941, which plat is recorded in the RMC Office for Greenville County in Plat Book K at Pags 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fifth Street, joint front corner of Lots Nos. 96 and 97 and running thence with the line of Lot No. 97, S.01-40 E. 69.5 feet to an iron pin, joint rear corner of Lots Nos. 103 and 104; thence with the rear line of Lot No. 104, S.88-11 W. 80 feet to an iron pin, joint corner of Lots Nos. 95, 96, 104 and 105; thence with the line of Lot No. 95, N.01-40 W. 69.5 feet to an iron pin on the south side of Fifth Street; thence with the south side of Fifth Street, N.88-11 E. 80 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Duffie L. Riggins recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is:
6 Lenore Avenue, Greenville, S. C. 29609

THE Mortgagor herein shall not have the right to prepay this indebtedness.

There will be a \$5.00 late charge added to all payments not made within ten (10) days of due date.

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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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and blawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as ployided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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