

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, Luther A. Riddle,**

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 **--- FORTY-SIX HUNDRED AND no/100 ---** DOLLARS (\$ **4600.00**), with interest thereon from date at the rate of **--- Six --- (6 %)** per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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**, lying and being in **Austin Township**, on the South side of Public road about 3 miles Southwest from Mauldin, S. C., adjoining lands of L. A. Barker, H. L. Bramlett and other lands of T. E. Baldwin, and having according to a survey and plat made by C. O. Riddle, Surveyor on July 3, 1952, the following metes and bounds, to-wit:

Beginning at an iron pin on South side of County road, joint corner with H. L. Bramlett, and running thence along said road S. 85-28 W. 152 feet to iron pin; thence S. 24-23 E. 203 feet to iron pin on Barker line; thence along Barker line N. 42-15 E. 125 feet to an iron pin; thence along Bramlett line N. 13-30 W. 100 feet to the beginning corner, and being the same tract conveyed to John W. Griffith by T. E. Baldwin by deed dated July 24, 1952 and recorded in Vol. 460, Page 93, R. M. C. Office for Greenville County.

This being the identical land conveyed to the mortgagor by John W. Griffith by deed dated March 17, 1953 and recorded in the office of the R. M. C. for Greenville County in Deed Book 476, Page 28.

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.