

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C. BOOK 671 PAGE 511
MAR 17 10 18 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Furman L. Riddle and Myrl P. Riddle (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Sixty-eight Hundred and No/100 - - - -

DOLLARS (\$ 6800.00), with interest thereon from date at the rate of five (5%) 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, in Paris Mountain Township, situate on the northwest side of a 25 feet unnamed street and being shown as all of Lot 7 and the major portion of Lot 8 on plat of Berea Realty Company recorded in Plat Book "BB" at Page 37, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwest side of a 25 feet unnamed street at the joint front corner of Lots 6 and 7 and running thence along line of Lot 6 in a northwesterly direction 160 feet to an iron pin; thence in a northwesterly direction along the rear line of Lots 7 and 8 121 feet to an iron pin in rear line of Lot 8 which pin is 33 feet from the joint rear corner of Lots 8 and 9; thence through rear of Lot 8 in a southeasterly direction 161 feet to an iron pin in front line of Lot 8 on the northern side of 25 feet street which point is 30.25 feet from the joint corner of Lots 8 and 9; thence along the northwestern side of said 25 feet street 109.25 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 514 at Page 158.

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.