

JUL 21 12 25 PM 1940

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Louis F. 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

Seventeen Hundred and No/100-----
DOLLARS (\$ 1,700.00), 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, in Greenville Township, on the west side of 2nd. Avenue in Section No. 3 of Judson Mill Village being known and designated as Lot No. 1, as shown on plat of Section No. 3 of Judson Mill Village made by Dalton & Neves, Engineers, in March, 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "K" at Page 42, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of 2nd Avenue, joint front corner of Lots Nos. 1 and 2, which iron pin is 483 feet north of the northwest corner of the intersection of 2nd. Avenue and 6th Street and running thence with the line of Lot No. 2, N. 83-49 W. 119.35 feet to an iron pin joint rear corner of Lots. Nos. 25 and 26; thence with the rear line of Lot No. 26, N. 6-11 E. 84 feet to an iron pin on the southern side of 5th Street; thence with the south side of 5th Street S. 83-49 E. 62 feet to an iron pin; thence S. 48-14 E. 70.5 feet to an iron pin on the west side of 2nd. Avenue; thence with the west side of 2nd. Avenue, S. 6-12 W. 43 feet to the beginning corner.

Said premises being the same conveyed to mortgagor by deed recorded in Volume 228, Page 315.

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.