

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.**MORTGAGE**

SEP 7 12 21 PM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. A. RIDGILL, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Eight Thousand Five Hundred and No/100ths ----- DOLLARS (\$ 8,500.00), with interest thereon from date at the rate of five & one-half per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, October 1, 1971,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Property of R.A. Ridgill, Jr. according to a plat of the said property made by R. E. Dalton, Registered Engineer, May 1942, and recorded in the R.M.C. Office for Greenville County in Plat Book LL at page 85, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southerly side of Buist Avenue at an iron pin which is 375 feet in an Easterly direction from the intersection of Townes Street and Buist Avenue, and running thence S. 11-05 W. 162 feet to an iron pin; thence S. 72-20 E. 80.6 feet to an iron pin; thence N. 11-05 E. 172 feet to an iron pin on Buist Avenue; thence along Buist Avenue N. 79-24 W. 80 feet to an iron pin, the point of beginning, being House No. 27 on the Southerly side of Buist Avenue.

It is intended by this mortgage to include all of that property conveyed to the mortgagor by The South Carolina National Bank of Charleston under date of January 22, 1942, by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 241 at page 296.