

GREENVILLE COUNTY

MAR 28 2 56 PM '73

BOOK 1270 PAGE 827

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate
RECORDED
COMPLETED
12/22
Veb
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Waddington, Jr. and Alva G. Waddington

(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) in the sum of Twenty-six thousand and no/100ths-----DOLLARS

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(\$26,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the northwestern side of Trinity Way, being shown and designated as Lot 16 on plat of Northwood Hills, recorded in Plat Book QQ at Page 156 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Trinity Way at the joint front corner of Lots 16 and 17 and running thence with Lot 17, N 60-04 W 188.7 feet to pin; thence N 31-55 E 135 feet to rear corner of Lot 15; thence with Lot 15, S 60-04 E 173.3 feet to pin on Trinity Way; thence with northwestern side of Trinity Way, S 28-40 W 80 feet to pin; thence continuing S 20-30 W 50 feet to point of beginning.

The above-described property is the same conveyed to the Mortgagors herein by deed of Colonial Company, Inc. dated March 28, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 856 at Page 153.

For a more complete description see the aforesaid plat.

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.