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First Mertgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold B. Ridgley

(hereinafter referred to as Mortgagor) SEND(\$) GREETING:

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 southern side of Providence Square, near the City of Greenville, being shown and designated as Lot 56 on plat of Pelham Estates, Section 2, recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin on the southern side of Providence Square at the joint front corner of Lots 56 and 57 and running thence with the rear line of Lots 57 and 58, S. 21-52 W. 277.1 feet to pin at rear corner of Lot 60; thence with the line of Lot 60, N. 68-23 W. 165.3 feet to pin at rear line of Lot 53; thence with the rear lines of Lots 53, 54, and 55, N. 21-37 E. 276.5 feet to pin on Providence Square; thence with the southern side of Providence Square, S. 68-43 E. 170 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of McCall-Threatt Enterprises, Inc. to be recorded herewith.

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 above 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 state.