

FILE-CO. S. C.
Oct 16 10 29 AM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1169 PAGE 439

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Ronnie D. Eaddy and Angela S.

Eaddy, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Twenty-Four Thousand Four Hundred and no/100-----

DOLLARS (\$ 24,400.00), with interest thereon from date at the rate of eight (8%)

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, near the City of Greenville, lying on the southwestern side of Holgate Court, being shown and designated as Lot No. 26 on a Plat of Wade Hampton Gardens, Sec. 3, prepared by Piedmont Engineers and Architects, dated March 25, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book YY, page 179, and, according to said plat, having the following courses and distances, to wit:

BEGINNING at an iron pin on the southern side of Holgate Court, the joint front corner of Lots 25 and 26, as shown on said plat, and running thence with the common line of said Lots S. 18-50 W. 201 feet to an iron pin on or near a creek; thence with the creek as the line N. 61-56 W. 207.9 feet to an iron pin on the line of Lot No. 28; thence with the common line of Lots 26 and 28, N. 52-37 E. 134.9 feet to an iron pin; thence with the common line of Lots 26 and 27, N. 68-41 E. 117.6 feet to an iron pin on the southern side of Holgate Court; thence with the southern side of Holgate Court (the chord of which is S. 44-21 E. 45 feet) to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed from Bob Maxwell Builders, Inc. of even date, to be recorded herewith in the R.M.C. Office for Greenville County.

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.