

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: That I, RICHARD A. WALDREP

(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

--- Thirty-three thousand --- DOLLARS

(\$ 33,000.00 ), 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 12 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, Paris Mountain Township, being a part of Tract No. 6 of the Subdivision of the Property of Putman & Craft, known as Hodgens Estate, Plat of which is recorded in the RMC Office for Greenville County in Plat Book S, at Page 147, and having, according to a more recent survey by C. C. Jones dated October 5, 1953, recorded in Plat Book Y, at Page 2, the following metes and bounds:

BEGINNING at an iron pin in the center of the Haynesworth Road at corner of Property of O. V. Smith and running thence with the Smith line, S 89-38 W, 196 feet to an iron pin; thence still with the Smith line, N 1-43 W, 323 feet to an iron pin; N 16-57 W, 231.7 feet to an iron pin; and N 18-26 W, 674.2 feet to an iron pin on branch, witness by poplar; thence with branch and with the line of property of W. H. Alford, S 36-00 W, 53.4 feet, S 4-40 W, 75 feet, S 24-40 W, 100 feet, S 41-45 W, 100 feet to an iron pin at Hollingsworth corner; thence with Hollingsworth line, S 15-10 E, 958.9 feet to an iron pin at the corner of other land of Lee Roy Moody; thence with the line of Lee Roy Moody, N 89-38 E, 382.8 feet to a point in center of Haynesworth Road; and thence with said Road, N 1-48 W, 15 feet to the beginning corner and containing 5.93 acres, more or less.

This is the same property conveyed to Richard A. Waldrep and Erma K. Waldrep by deed of W. H. Alford, recorded October 27, 1965, in Deed Book 784, at Page 623; and by deed of Erma K. Waldrep to Richard A. Waldrep, dated December 6, 1977, to be recorded simultaneously herewith.

- ALSO -

ALL that piece, parcel, or lot of land, situate, lying and being on the western side of Haynesworth Road, Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of "Property of N. H. Newton, I. H. Philpot, and J. B. Campbell", recorded in Plat Book III, at Page 96, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin, joint front corner of Lots 1 and 2, and running thence with the common line of said Lots, S 89-30 W, 194.7 feet to an iron pin; thence N 18-30 W, 98.4 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said Lots N 89-30 E, 222.5 feet to an iron pin on the western side of Haynesworth Road; thence with said Road, S 00-30 E, 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor by Erma K. Waldrep by deed dated December 6, 1977, to be recorded simultaneously herewith. Also see Deed Book 829, at Page 597.

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.

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