

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO, ALL WHOM THESE PRESENTS MAY CONCERN: I, Laurie M. Riggins,

(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) 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

THIRTY THOUSAND (\$30,000) DOLLARS (\$30,000), with interest thereon from date at the rate of five and three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of two hundred and 63/100 Dollars (\$216.65) each on the first day of each month hereafter until the principal and interest are fully paid, each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made to the Mortgagor 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, containing 15.00 acres, more or less, and having according to a survey and plat of property of J. J. Armstrong, made by J. J. Rife, November 5, 1937, recorded in Plat Book 73, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in a County road, said pin being in the corner hereinafter described as the property now or formerly owned by J. J. Rife, in the corner of a colored cemetery lot, and running thence S. 21-22 W. 178 feet to a point; thence N. 29-30 W. 367 feet to iron pin; thence S. 7-30 W. 224 feet to a point; thence S. 42-43 W. 251 feet to iron pin; thence S. 13-75 W. 522 feet to a point; thence S. 4-45 W. 200 feet to a point; thence S. 1-00 W. 300 feet to a point; thence S. 0-12 W. 147 feet to a point; thence S. 44-30 E. 140 feet, more or less, crossed a creek, to an iron pin on the eastern edge of Rocky River; thence with rocky river, following the main run thereof, S. 21-30 E. 215 ft. to a point; thence S. 26-00 E. 410 feet to a point; thence S. 30-45 E. 241 feet to a point; thence S. 15-00 E. 430 feet to a point; thence S. 34-00 E. 614 feet to a point; thence S. 37-30 W. 248 feet to point; thence S. 1-30 E. 179 feet to a point; thence N. 30-20 E. 220 feet to point; thence N. 30-30 E. 140 feet to point; thence N. 86-30 E. 380 feet to a point; thence S. 58-45 W. 200 feet to point; thence S. 77-00 E. 96 feet to point; thence N. 41-45 E. 251 feet to point; thence N. 0-00 E. 130 feet to point; thence S. 58-30 E. 269 feet to point; thence S. 3-30 W. 620 feet to point; thence S. 35-30 E. 573 feet to point; thence S. 72 E. 340 feet to a point; thence S. 19-45 W. 107 feet to a point; thence N. 66-30 E. 224 feet to point; thence N. 65-30 W. 193 feet to point; thence S. 86 W. 171 feet to point; thence N. 45-45 W. 160 feet to point; thence N. 35-45 W. 475 feet to point; thence N. 27-20 W. 385 feet to point; thence N. 12 W. 261 feet to point; thence N. 11-30 E. 464 feet to point; thence N. 28 W. 163 feet to point; thence N. 7-20 E. 257 feet to point; thence N. 30-45 E. 250 feet to point; thence N. 54-40 E. 252 feet to point; thence N. 13 E. 30 feet to point; thence N. 45-30 E. 530 feet to iron pin, at corner of land now or formerly owned by E. C. Jacobs; thence with line of Jack's property, N. 19-50 W. 1708 feet to a pin at the beginning corner."

Being same property conveyed to mortgagor by deed recorded in Volume 654 at Page 240.

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.

See Release 152.9 Area See Deed Book 892 Page 526 1/2