

FILED
GREENVILLE CO. S. C.
MAY 5 4 42 PM 1993
OLLIE FLEMINGSWORTH
R. M. C.

BOOK 1099 PAGE 279

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Philip E. Ridens and Leona**

M. Ridens

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 **--Twenty One Thousand Nine Hundred Fifty and No/100-----** DOLLARS (\$ 21,950.00), with interest thereon from date at the rate of **Six & three-fourths** per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, **August 1, 1993.**

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being **on the eastern side of Woodleigh Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 304, on a plat of Colonial Hills, Sect. 6, recorded in the RMC Office for Greenville County in Plat Book "WWW", at Pages 12 and 13, and having according to said plat the following metes and bounds, to-wit:**

Beginning at an iron pin on the eastern side of Woodleigh Drive, joint front corner of Lots 303 and 304 and running thence along the common line of said Lots, N. 57-19 E. 182.2 feet to an iron pin, joint rear corner of Lots 303 and 304; thence N. 30-57 W. 60.6 feet to a point; thence N. 42-34 W. 59.5 feet to an iron pin, joint rear corner of Lots 304 and 305; thence along the common line of said Lots, S. 47-14 W. 184.60 feet to an iron pin on the eastern side of Woodleigh Drive; thence along said Drive, S. 37-56 E. 87.2 feet to an iron pin.

Carolina Federal Savings and Loan Assn
2202 *968*
20 Dec 91 *66976*

Family Mtg Assn
2202 *1592*
9 Jan 1992 *16277*

SATISFIED AND CANCELLED OF RECORD
 DAY OF *May* 19*92*
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT *2:38* O'CLOCK P. M. NO. *30193*

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK *13* PAGE *272*