

MAIN

GREENVILLE CO. S. C.

JUL 23 10 57 AM '70

OLLIE FARNSWORTH
R.M.C.

BOOK 1161 PAGE 354

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard A. Waldrep and
Erma K. 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 Twenty-five Thousand and no/100-----DOLLARS (\$ 25,000.00), with interest thereon at the rate of eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is five 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, in Paris Mountain Township, being a part of Tract No. 6 of the subdivision of the property of Putman and Craft known as Hodgens Estate recorded in the R.M.C. Office for Greenville County in Plat Book S at page 147 and according to a plat made by C. C. Jones, civil engineer, dated October 5, 1953 and recorded in the R.M.C. Office for Greenville County in Plat Book Y at page 2, the property is more fully described as follows:

BEGINNING at an iron pin in the center of Sulpher Springs Drive (formerly Haynsworth Road) at the corner of property of O. V. Smith and running thence with Smith line S. 89-38 W. 196 feet to an iron pin; thence still with 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 other property of mortgagor S. 36-00 W. 53.4 feet, S. 4-40 W. 75 feet, S. 24-40 W. 100 feet, and S. 41-45 W. 100 feet to iron pin at Hollingsworth corner; thence with Hollingsworth line, S. 15-10 E. 958.9 feet to an iron pin at corner of other land of Lee Roy Moody; thence with Moody line N. 89-38 E. 382.8 feet to point in center of Sulpher Springs Drive (formerly Haynsworth Road); thence with center of Sulpher Springs Drive (formerly Haynsworth Road), N. 1-48 W. 15 feet to beginning corner and containing 5.93 acres, more or less.

All that piece, parcel or lot of land on the western side of Sulpher Springs Drive (formerly Haynsworth Road) being shown and designated as lot 2 on plat entitled "Property of N. H. Newton, I. H. Philpot and J. B. Campbell" recorded in Plat Book III at page 96. A reference is hereby made to said plat for a more complete description.

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.