

FIRST MORTGAGE ON REAL ESTATE
JUL 18 12 50 PM '72

ELIZABETH RIDGEMAN R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ~~ELIZABETH RIDGEMAN~~

I, Sara J. Forrester (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 seven thousand and five hundred and 00/100 DOLLARS (\$ 7,500.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on August, 1984, 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, in the Town of Fountain Inn on the Northwest side of Craig Street, and having according to a plat and survey made by Lewis C. Godsey, Surveyor, September 4, 1953, the following courses and distances, to-wit: Beginning at an iron pin on Craig Street, joint corner with Babb lot and running thence N. 32-50E. fifty-eight (58) feet to an iron pin, joint corner with other land of the Grantor on said Street; thence with the joint line of land of the Grantor N. 57-21 W. Eighty-four and seven tenths (84-7) feet to the iron pin on Line of Taylor Lot; thence with joint line of the Taylor Lot S. 33-37 W. Eighty-one and seven-tenths (81-7) feet to an iron pin on the Babb lot line; thence with said Babb Lot Line S. 72-30 E. eighty-nine and eight-tenths (89-8) feet to an iron pin on Craig Street, the point of beginning, and bounded by said Craig Street other property of Florence A. Saye, Taylor lot and lot formerly belonging to N. J. Babb and Bonnie Babb."

This being the identical land conveyed to G. P. Saye by Florence A. Saye by deed dated September 15, 1953, and recorded in the office of the R. M. C. in Greenville County in Deed Book 486, Page 10.

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.