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GREENVILLE CO. S. C.

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BOOK 1245 PAGE 411

USL—FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDDLE
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, DAN C. MINICH and

JULIA D. MINICH

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Four Hundred Fifty and no/100-----
DOLLARS (\$ 7,450.00), with interest thereon from date at the rate of Seven & one fourth (7 1/4) per centum per annum, said principal and interest to be repaid 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;

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, near the City of Greenville, lying on the west side of Whitman Drive, being shown and designated as Lot No. 53 on a plat of Heathwood, recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 35, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Whitman Drive at the joint front corner of Lots 52 and 53 and running thence with the common line of said lots N. 80-06 W. 210 feet to an iron pin; thence N. 9-54 E. 100 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence with the common line of said lots, S. 80-06 E. 210 feet to an iron pin on the west side of Whitman Drive; thence with the west side of said drive, S. 9-54 W. 100 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Kenneth A. Young and Leigh W. Young of even date, to be recorded in the R.M.C. Office for Greenville County herewith.

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.