

FILED
GREENVILLE CO. S. C.

AUG 23 10 42 AM '72

BOOK 1246 PAGE 56

First Mortgage on Real Estate

ELIZABETH RIDDLE
R.F.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Henry W. Davis and

Melvin E. Springfield (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 Sixteen Thousand One Hundred and No/100----- DOLLARS

(\$ 16,100.00----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 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, near the City of Greenville, on the north side of East Belvedere Road and on the west side of Brantford Lane, being shown as Lot 78 on plat of South Forest Estates, made by Pickell & Pickell, Engineers, August 29, 1955, recorded in the RMC Office for Greenville, S. C. in Plat Book GG, Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Belvedere Road, at the joint front corner of Lots 78 and 79 and running thence with the line of Lot 79 N. 16-41 W. 142.4 feet to an iron pin; thence N. 66-34 E. 88.1 feet to an iron pin on the west side of Brantford Lane; thence along the west side of Brantford Lane S. 23-26 E. 110 feet to an iron pin; thence with the curve of Brantford Lane and East Belvedere Road (the chord being S. 10-55 W. 25.3 feet) to an iron pin on the north side of East Belvedere Road; thence with the curve of East Belvedere (the chord being S. 45-26 W. 31 feet) to an iron pin; thence continuing with the curve of East Belvedere Road (the chord being S. 59-56 W. 28 feet) to an iron pin; thence continuing with East Belvedere Road S. 73-19 W. 34 feet to the beginning corner.

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.