

FILED
GREENVILLE CO. S. C.

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First Mortgage on Real Estate

ELIZABETH RIDDLE
R.H.C.
MORTGAGE

Pleasantburg

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Boyce Lee Benjamin and Furman Dean A. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Benjamin

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 Thousand and no/100----- DOLLARS

(\$ 20,000.00-----), 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, being a portion of the property
known as Lot A, Property of Richard R. Perdue, and shown on plat recorded in Plat Book 4A
at page 05 in the RMC Office for Greenville County, and having the following metes and
bounds:

Beginning at an iron pin in the center of Hammett Road and running thence along line of
Lot B, S 26-54 W 457.2 feet to an iron pin; thence N 58-48 W 165 feet to an iron pin in
center of branch; thence along center of branch, N 16-08 E 423 feet to point in center of
said branch and Hammett Road; thence along center of Hammett Road, S 56-11 E 100 feet
to a point; thence continuing along center of Hammett Road, S 79-05 E 150 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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.