

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

SEP 6 4 55 PM '72

MORTGAGE

ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA R.M.C.
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Waldrop Builders, Inc.

(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 Thirty-Four Thousand, Seven Hundred and No/100-----DOLLARS

(\$ 34,700.00) 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, on Old Mill Road, being shown as Lot No. 63 on plat of Edwards Forest Heights recorded in Plat Book 000 at page 89, and being more fully described as follows:

"BEGINNING at an iron pin on the northeastern side of Old Mill Road, joint front corner of Lots 64 and 63 and running thence with the joint line of said lots, North 37-54 East 181.5 feet to the joint rear corner of said lots and 59; thence with the rear line of Lot 59, North 42-42 West 87.5 feet to an iron pin; thence with the line of Lots 61 and 62, South 51-53 West 175.3 feet to Old Mill Road; thence with said Road, South 38-07 East 75.5 feet; thence continuing with Old Mill Road, South 45-04 East 54.5 feet to the point of beginning; being the same conveyed to the mortgagor corporation by Oak, Inc. by deed dated August 22, 1972, to be recorded 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.