

First Mortgage on Real Estate

Nov 7 10 26 AM '72

MORTGAGE

ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas W. Edwards, Jr. and

Mary Lang O. Edwards

(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 Forty Nine Thousand Five Hundred and No/100----- DOLLARS

(\$ 49,500.00) 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 _____ 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, known as Lot No. 13 according to plat of survey of the lands of which Martha J. Howell died seized and possessed, made by W. A. Adams, dated March 10, 1914, and having the following metes and bounds, to-wit:

Beginning at a stake on Bethel Street, and running thence S. 7 W. 122 feet along said street to a stake; thence S. 84 E. 258 feet to a stake on line of Lot No. 12; thence with line of Lot No. 12 N. 13 W. 110 feet to a stake; thence S. 85.5 W. 208 feet to the beginning corner, containing five-eighths of an acre, more or less. (Lot No. 13 is also shown as Lot No. 9 of that plat recorded in Plat Book 4S at Page 43).

Also an easement for ingress and egress to the above described lot 9, over and across the driveway of Lot No. 10, as shown on the plat for Tom Edwards, dated January, 1972, recorded in Plat Book 45, Page 43, in the Office of the RMC for Greenville County, South Carolina.

By its acceptance hereof, the Mortgagee agrees to subordinate its mortgage in the principal amount of Twenty-Seven Thousand Dollars (\$27,000.00) on Lot No. 10, recorded in REM Book 1220 at Page 312, to this mortgage of the above described easement of ingress and egress.

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.