

FILED  
GREENVILLE 00. 6. 0  
Nov 9 2 26 PM '77  
ELIZABETH RIDDLE  
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ruth C. Dravie

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

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 Thirteen thousand nine hundred fifty and no/100ths-----DOLLARS

(\$ 13,950.00 ), 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 term 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 the Eastern side of Bent Twig Drive near the City of Greenville being shown and designated as Lot No. 23 on plat entitled "Map of Biltmore Property of R. B. Willis, Jr." prepared by Dalton & Neves, Engineers dated June 1954 recorded in the RMC Office for Greenville County in Plat Book Y at Page 147 and having the following metes and bounds to-wit:

BEGINNING at a concrete monument on the Eastern side of Bent Twig Drive joint front corner of Lots Nos. 22 and 23 as shown on aforesaid plat and running thence along and with the Eastern side of Bent Twig Drive N 14-46 E 75 feet to an iron pin joint front corner of Lot No. 23 and 24 as shown on said plat; thence running along and with the joint property line of said two Lots S 75-14 E 150 feet to an iron pin; thence S 14 - 46 W 75 feet to an iron pin located at the joint rear corner of Lots 22 and 23; thence running along and with the joint property line of said two Lots N 75-14 W 150 feet to the beginning point.

This being the identical property conveyed to the Mortgagor herein by Thomas R. Hulsey & Jo. Ann T. Hulsey by deed to be recorded forthwith in said Office.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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.