

FILED
GREENVILLE CO. S. C.
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BOOK 1257 PAGE 524

First Mortgage on Real Estate

ELIZABETH RIDDLE
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Merritt G. Garner & Kathryn F. Garner

(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-seven thousand Five Hundred ----- DOLLARS

(\$ 37,500.00), 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 30 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 nforesaid 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 and designated as Lot No. 5 of a subdivision known as Terra Pines Estates, Section 4, a plat of which is of record in the RMC Office for Greenville County in Plat book 000 at page 85, and having the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of Compton Drive at the joint corner of Lots 4 and 5, and running thence with the southeastern side of Compton Drive N. 38-03 E. 99.4 feet to a point; thence continuing with the southeastern side of Compton Drive N. 27-15 E. 74.4 feet to a point; thence following the curvature of the southeastern intersection of Compton Drive with a proposed street (the chord of which is N. 71-29 E.) 35.8 feet to a point; thence with the southwestern side of said proposed street S. 70-30 E. 175 feet to a point at the rear corner of Lot 5; thence S. 19-30 W. 304.9 feet to a point at the joint rear corner of Lots 4 and 5; thence N. 45-45 W. 266.8 feet to a point on the southeastern side of Compton Drive at the point of beginning.

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