

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
Nov 22 3 45 PM '72

BOOK 1258 PAGE 318

ELIZABETH RIPP
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES B. THOMAS

(hereinafter referred to as Mortgagor) SEND (\$) 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-Eight Thousand and No/100. - - - - - DOLLARS

(\$ 38,000.00. - - - - -), 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 twelve 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 advanced 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, in the City of Greenville on the Southeastern side of Woodland Way and being shown and designated as LOT NO. 215 according to plat of Cleveland Forest, prepared by Dalton & Neves, Engrs. in May 1940 as revised October 1950 and recorded in the RMC Office for Greenville County in Plat Book M, at pages 56 and 57.

BEGINNING at an iron pin on the Southeastern side of Woodland Way at the joint front corner of Lots 214 and 215 and running thence along the joint line of said lots, S. 24-11 East 215.7 feet to an iron pin at the joint rear corner of Lots 214 and 215 in the Northwestern side of Dogwood Lane; thence along Dogwood Lane on an angle, the chord of which is S. 73-41 West 85 feet to an iron pin at joint rear corner of Lots 215 and 216; thence along the joint line of said lots N. 26-47 West 235.6 feet to an iron pin at the joint front corner of Lots 215 and 216 on the Southeastern side of Woodland Way; thence along said Woodland Way on an angle, the chord of which is N. 84-05 East 100 feet to an iron pin at the joint front corner of Lots 214 and 215, 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.