

FILED
GREENVILLE CO. S. C.

BOOK 1259 PAGE 444

FIRST MORTGAGE ON DEED EST. 125 AN 72

MORTGAGE

ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEELER B. SMITH, JR.

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of FOURTEEN THOUSAND EIGHT HUNDRED AND NO/100THS----- DOLLARS (\$ 14,800.00), with interest thereon from date at the rate of seven and one-half (7½ %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on December 1, 1997 and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 furthersums 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, being located on the south side of Terrace Lane and being known and designated as Lot No. 19 on a Plat of Terrace Acres Subdivision as shown by plat thereof prepared by Carolina Engineering & Surveying Co., dated September 14, 1967, and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 126 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Terrace Lane at the joint front corner of Lots Nos. 19 and 20 and running thence with the joint line of said lots S. 5-13 W. 279.3 feet to an iron pin; thence N. 75-05 W. 308.1 feet to an iron pin; thence with the joint line of Lots Nos. 18 and 19 N. 18-24 W. 237.2 feet to an iron pin on the south side of Terrace Lane; thence with the south side of Terrace Lane S. 84-59 E. 400 feet to the beginning corner and being the same property conveyed to the mortgagor herein by deed dated December 2, 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.