

FILED
GREENVILLE, CO. S. C.
MAR 20 4 25 PM '71
DORRIS S. TAMMERSLEY
R.M.C.

BOOK 1304 PAGE 701

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth Wayne Ridings and Ann Bryant Ridings

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 Twenty-Nine Thousand Five Hundred and No/100-----

DOLLARS (\$29,500.00-----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Overton Drive, being shown as Lot No. 71 on plat of Cedar Vale, Section II, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4F, at Page 12, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Overton Drive, joint front corner of Lots Nos. 70 and 71, and running thence with said Drive, N. 76-11 W. 10.0 feet to an iron pin; thence continuing with said drive, N. 67-19 W. 90.0 feet to an iron pin, joint front corner of Lots Nos. 71 and 72; thence with the common line of said lots, N. 23-10 E. 200.1 feet to an iron pin, joint rear corner of Lots Nos. 71 and 72; thence, S. 67-02 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 70 and 71; thence with the common line of said lots, S. 23-11 W. 198.1 feet to the point of beginning.

