

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jeff R. Richardson, Jr. (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 Fifty-Five Thousand and 00/100-----DOLLARS

(\$55,000.00), 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 twenty 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, near the City of Simpsonville, containing 36.0 acres, more or less, as shown on plat entitled "Property of Jeff R. Richardson, Jr., dated May, 1959, prepared by C. O. Riddle, R.L.S., recorded in the RMC Office for Greenville County in Plat Book MM at Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of the within described tract along the line of other property of the mortgagor herein and running thence N. 38-19 W. 20 feet to a point in or near a branch; thence, with said branch, which is the line, the following traverses: N. 51-01 E. 544.2 feet; N. 65-01 E. 539.5 feet and N. 87-14 E. 334.9 feet to an iron pin at or near the intersection of the last described branch and another branch; thence, S. 34-37 E. 363.0 feet to a stone; thence S. 29-48 E. 546.6 feet to an iron pin along the line of Beechwood Hills; thence, along said line, S. 40-16 W. 867.6 feet to an iron pin; thence N. 82-09 W. 709.5 feet to an iron pin; thence N. 30-39 W. 275.9 feet to an iron pin; thence N. 36-54 W. 389.4 feet to an iron pin; thence N. 26-54 W. 151.1 feet to an iron pin, the point and place of beginning.

The mortgagor does further grant, bargain and sell to the mortgagee, for and during the term of the within described mortgage, an easement for ingress and egress over other property of the mortgagor, the same being a driveway approximately 50 feet in width from the easternmost boundary of the within described property to the western right of way of Laurens Road, also known as U. S. Highway 417, all of which is as shown on plat recorded in the RMC Office for Greenville County in Plat Book 56 at Page 36.

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.

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