

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

OCT 24 11 26 AM '77

ELIZABETH RIDDLE
MORTGAGE

BOOK 1234 PAGE 223

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PHILLIPS DEVELOPMENT CORPORATION
(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 Sixteen Thousand Four Hundred and No/100 DOLLARS

(\$ 16,400.00), 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 25 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, being known and designated as Lot No. 31 on plat of Woodfields Heights which plat is of record in the Office of the FMC for Greenville County in Plat Book PPP, Page 109, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Blue Ridge Drive, joint corner of Lots 30 and 31; running thence up eastern side of Blue Ridge Drive S 34-20 W 177.9 feet to a turn in Blue Ridge Drive; running through said turn the chord of which is S 15-42 E 31.5 feet to an iron pin on the northern side of Blue Ridge Drive; running thence down northern side of Blue Ridge Drive S 65-45 E 115 feet to an iron pin, joint corner of Lots 31 and 32; running thence up joint line of said lots N 24-15 E 200 feet to an iron pin; running thence N 65-45 W 103.6 feet to 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.