

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EASLEY LUMBER COMPANY, a (hereinafter referred to as Mortgagor) SEND(S) GREETING:
corporation chartered under the laws of the State of South Carolina

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Seven Thousand Five Hundred and No/100 - - - - -

DOLLARS (\$ 7,500.00), with interest thereon from date at the rate of Five (5%) per centum per annum, said principal and interest to be repaid 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:

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 Southeast side of Friartuck Road, being shown as Lot 64 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August 1951, revised through November 1952, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "GG", at pages 2 and 3, (also recorded in Plat Book "BB", at pages 30 and 31), said lot having a frontage of 129 feet along the Southeast side of Friartuck Road, running back to a depth of 140 feet on the Northeast side, to a depth of 181.6 feet on the South side and being 30 feet across the rear.

This is one of the lots conveyed to Easley Lumber Company by deed of Virgil E. Lesley, dated January 26, 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 494, at page 507.

This mortgage and the note secured thereby are executed by the undersigned officers of Easley Lumber Company pursuant to the power and authority vested in them by resolutions adopted by the Board of Directors of Easley Lumber Company at a meeting duly called and held for that purpose on April 8, 1954.

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.