

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROCKWOOD ENTERPRISES INC. (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) 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

Sixteen Thousand and No/100 - - - - -
DOLLARS (\$16,000.00), with interest thereon from date at the rate of **five and one-half (5½%)** 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, situated at the southwestern corner of the intersection of Pine Street and Buncombe Street in the City of Greer, being shown and designated as Lots 1, 2, 3, 4, and 5 on plat of the property of Juanita F. Rodgers recorded in Plat Book Z at Page 161, and when described together have the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwestern corner of the intersection of Buncombe Street and Pine Street and running thence with the southern side of Buncombe Street S. 73-45 W. 315 feet to iron pin; thence S. 12-20 E. 160 feet to an iron pin; thence N. 73-45 E. 30 feet more or less to pin at end of 15 feet alley; thence with the end of said alley N. 12-20 W. 7½ feet to pin; thence with the northern side of said 15 feet alley N. 73-45 E. 282 feet more or less to an iron pin on Pine Street; thence with the western side of Pine Street N. 13-31 W. 152.5 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed of James A. Howard 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.

PAID AND CASHED IN FULL BY
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY
WITNESSES
GREENVILLE, S. C.