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First Mortgage on Real Estate

OLLIE F. WORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TAFT 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 FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 ----- DOLLARS (\$ 48,500.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of Four Hundred Seventy-Three and No/100 ----- Dollars (\$ 473.00) each on the 20th day of each month hereafter until the principal and interest are fully paid, each payment to be applied first to payment of interest and then to payment of principal, 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, 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, on the northwesterly side of Camp (Rutherford) Road, near the City of Greenville, South Carolina, containing 7.20 acres, more or less, and having such metes and bounds as shown on a plat entitled "Property of Taft Enterprises, Inc.", made by C. O. Riddle, Reg. L. S., dated May, 1959, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "MM", at page 10, being the identical property conveyed to Taft Enterprises, Inc., by deed of Gertrude Irene Mix, et al, dated May 8, 1959, and recorded in the R. M. C. Office for said County and State in Deed Book 623, at page 325, EXCLUDING, HOWEVER, the following property, or properties, and rights-of-way and easements, heretofore previously conveyed, to-wit: (1) Lot No. 18, together with an adjoining tract conveyed by Taft Enterprises, Inc., to Eugene Bryant and Andrew B. Marion by deed dated December, 1960, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 664, at page 289, the said property hereby excluded being more fully shown on a plat entitled "Property of Eugene Bryant and Andrew B. Marion", made by C. O. Riddle, Reg. L. S., dated December, 1960, and recorded in the R. M. C. Office for said County and State in Plat Book "UU", at page 156; (2) Lots No. 1, 2 and 3, conveyed by Taft Enterprises, Inc., to Cathern Barr Hayden on November 19, 1959, recorded in the R. M. C. Office for said County and State in Deed Book 639, at page 130, said lots being more fully shown on a plat entitled "Property of Taft Enterprises, Inc.", made by C. O. Riddle, Reg. L. S., dated October, 1959, and recorded in the R. M. C. Office for said County and State in Plat Book "TT", at page 65; and (3) such undivided interests of the above mentioned property owners in and to that certain 51.5 foot road, extending along the rear lines of Lots No. 1 through 18, and along the line of Shriners Hospital to the said Camp Road, as shown on the aforementioned plat "TT", at page 65, as may appear of public record, and such utility, water and sewer, rights-of-way and easements as may appear of record and upon the aforementioned plat, or plats.

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