

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HOSA, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WITNESSETH 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 ONE HUNDRED NINETY SEVEN THOUSAND AND NO/100THS-

DOLLARS \$ 197,000.00 with interest thereon from date of the date of five and three-fourths per centum per annum said principal and interest to be repaid in monthly installments of NINETEEN HUNDRED AND NO/100THS- Dollars \$ 1900.00 each on the first 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 account;

NOW KNOW YE 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 signing 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, being in the State of South Carolina, County of Greenville, at the western corner of Augusta Road and Sevier Street in the City of Greenville and according to a survey made by Piedmont Engineering Service on June 6, 1962, recorded in Plat Book AAA at Page 117 is described as follows:

BEGINNING at an iron pin at the western corner of Augusta and Sevier Streets and running thence with the northwestern side of Sevier Street, S. 33-33 W. 235.6 feet to an iron pin; thence N. 52-31 W. 71.9 feet to an iron pin; thence N. 53-59 W. 69.4 feet to an iron pin; thence N. 33-58 E. 102.6 feet to an iron pin; thence N. 33-34 E. 150 feet to an iron pin on Augusta Road; thence with the southwestern side of Augusta Road, S. 46-29 E. 141.5 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 791 at Page 202 and Deed Book 795 at Pages 249 and 250.

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 Satisfied in Full
THIS 10th DAY OF JAN 1964
BY Elizabeth M. ...
WITNESSETH
Vivian McCarson
Gwyn S. Balcombe