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First Mortgage on Real Estate

MORTGAGE

LILLIE F. HINSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN, Beattie E. Huff, I. H. Philipot, A. C. Hodgson, Wymon H. McCrary, J. E. Williams, Les Rosamond, H. Z. Jones, Blue Ridge Realty Co., Inc., and W. A. Bolen (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 TWO HUNDRED THOUSAND AND NO/100THS DOLLARS (\$ 200,000.00) with interest thereon from date at the rate of five and three-fourths per centum per annum, said principal and interest to be repaid in monthly instalments of AS SET FORTH IN NOTE OF EVEN DATE Dollars (\$) 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 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 ~~XXX~~ 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,

Tract No. 1: All that tract of land lying on the southwestern side of White Horse Road near the City of Greenville, Greenville County, South Carolina, in the Berea community, containing 4.33 acres, more or less, and being shown on the County Tax Maps as Lot No. B3.2-4-1 and according to survey of portion of the property of E. W. Montgomery prepared by Piedmont Engineering Service dated April 17, 1963, described as follows:

BEGINNING at an iron pin at the southwestern corner of the intersection of White Horse Road with Davis Street, and running thence with the southwestern side of said White Horse Road S. 21-08 E. 355.6 feet to an iron pin; thence S. 84-36 W. 208.9 feet to an iron pin; thence S. 22-44 E. 202.2 feet to an iron pin on the northern side of a County Road; thence with the northern side of said road the following courses and distances; N. 88-20 W. 111.2 feet to a point; N. 77-43 W. 189.2 feet to a point; N. 71-17 W. 324.1 feet to a point at the intersection of said road with Davis Street; thence with the southeastern side of Davis Street, N. 57-16 E. 721.3 feet to the beginning corner.

Tract No. 2: All that tract of land lying near the City of Greenville, Greenville County, South Carolina, in the Berea community, on the southwestern side of the White Horse Road, containing 199.01 acres, more or less, and more particularly shown on survey of portion of the property of E. W. Montgomery, prepared by Piedmont Engineering Service dated April 17, 1963, and according to said plat, described as follows:

(SEE ATTACHED SHEET FOR CONTINUED DESCRIPTIONS)

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

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PAID AND RECEIVED IN FULL

RECEIVED AND RECEIVED OF RECORD

BY _____

_____ DAY OF _____ 1963
