

First Mortgage on Real Estate

MORTGAGE FARMWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Norris Manufacturing Company**

(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 **ONE HUNDRED FORTY THOUSAND AND NO/100THS- - - - -** DOLLARS (\$ 140,000.00), 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 **ELEVEN HUNDRED EIGHTY ONE AND NO/100THS -** Dollars (\$ 1181.00) 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 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, in **Chick Springs Township**, on the southern side of a County Road leading from U. S. Highway 29 to the Piedmont & Northern Railway right-of-way, near the town of Taylors, and being a portion of the property of R. E. Foil as shown on plat recorded in Plat Book J at page 91 and according to said plat and a recent survey made by R. K. Campbell on February 25, 1960, is described as follows:

BEGINNING at an iron pin in the center of said County Road at the western edge of the right-of-way of P & N Railway Company and running thence with the western edge of said right-of-way S. 37-22 W. 45 feet, S. 84-55 W. 95 feet, S. 31-00 E. 75 feet, and S. 37-22 W. 546 feet to a point in line of property now or formerly owned by J. E. Brunson; thence with the line of said property N. 73-42 W. 162 feet to a stake; thence continuing with said property N. 12-18 E. 585.6 feet to a point in a private drive; thence along the said drive S. 83-23 W. 107 feet to an iron pin; thence S.68-43 W. 45 feet to an iron pin; thence N. 16-58 W. 39 feet to an iron pin; thence S. 85-14 E. 46.9 feet to an iron pin; thence N. 73-45 W. 14.2 feet to an iron pin; thence N. 39-37 W. 30 feet to an iron pin; thence N. 20-45 W. 30 feet to an iron pin; thence N. 11-52 W. 99 feet to an iron pin on the southern edge of the said County Road leading to U. S. Highway 29; thence along the center of said Road S. 87-25 E. 208 feet, S. 59-05 E. 312 feet, and S. 66-50 E. 156 feet to the beginning corner. Together with all right, title and interest, including the right of ingress and egress over the County Road bounding this property on the north and the private drive or street bounding this property on the west.

This being the same property conveyed to the Mortgagor by deeds recorded in Deed Book 315 at page 111, Deed Book 263 at page 65, and Deed Book 648 at page 63. The execution of this mortgage is duly authorized by a proper resolution of the Board of Directors.

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.