

AUG 31 11 02 AM 1964

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Sitton Buick Co., Inc. of Greenville

(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) in the sum of

One Hundred Twenty Thousand and no/100----- DOLLARS
(\$ 120,000.00---); with interest thereon at the rate of Five & onehalf per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 12 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 Western side of Westfield Street, in the City of Greenville and having the following metes and bounds according to a plat made for Traver Real Estate Co. January, 1959 by Dalton & Neves, Engineers.

BEGINNING at an iron pin on the Western side of West McBee Avenue, which pin is 217.7 in a southerly direction from West Washington Street, and running thence N. 63-49 W. 280 feet to an iron pin on Oscar Alley; thence with the Eastern side of Oscar Alley, S. 22-06 W. 178.9 feet to a pin at the corner of property of Greenville County School District No. 520; thence with the line of said property, S. 63-47 E. 280 feet to a pin on Westfield Street; thence with the Western side of Westfield Street, N. 22-07 E. 178.85 feet to the point of Beginning.

Being the same property conveyed to Mortgagor by D. E. Traver to be recorded herewith.

This mortgage is executed pursuant to resolution duly adopted by 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.

PAID AND SATISFIED IN FULL

THIS 10 DAY OF Nov. 1970
FIDELITY FEDERAL SAVINGS & LOAN

BY Douglas Baird, *asst. Loan Officer*
Secretary-Treasurer

WITNESS:

Peggy Morris
Catherine E. Faysout

SATISFIED AND CANCELLED OF RECORD
20 DAY OF Nov. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:17 O'CLOCK A.M. NO. 12159