

SEP 29 8 30 AM 1963
BOOK 973 PAGE 271

First Mortgage on Real Estate

MORTGAGE

OLLIE FAHNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

McPHERSON REALTY, INC., and CENTER, 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 Twenty-one Thousand and no/100- - - - - DOLLARS (\$ 21,000.00), with interest thereon from date at the rate of five & one-half (5½%) per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Seventy-two & no/100- - - - - Dollars (\$ 172.00) 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, on the westerly side of Augusta Road in the City of Greenville, County of Greenville, State of South Carolina, being more particularly described as follows:

BEGINNING at a point on the westerly side of Augusta Road in line of other property of McPherson (now leased to Texaco) and running thence S. 62-58 W. 146.5 feet to a point; thence turning and running S. 26-02 E. 54.0 feet to a point in line of property of Center, Inc.; thence turning and running N. 62-58 E. 137.0 feet to a point on the westerly side of Augusta Road; thence turning and running along the westerly side of Augusta Road, N. 17-07 W. approximately 13 feet to a point in line of property of McPherson; thence continuing said course 42.0 feet to the point of beginning.

The southerly edge of the above-described property having a width of approximately 13 feet, is owned by Center, Inc., under a 99-year lease with A. T. Sullivan, dated January 1959. The remainder of the above-described property is owned in fee simple by McPherson Realty, Inc.

The building situate on the above-described tract is owned jointly by Center, Inc., and McPherson Realty, Inc., and McPherson Realty, Inc., joins in the execution of this mortgage for the purpose of accommodating Center, Inc., and for the purpose of giving a first mortgage security to the mortgagee but without personal liability for the mortgage indebtedness of Center, Inc.

The mortgagors do assign to the mortgagee as additional collateral that certain Lease Agreement, dated August 6, 1963, between the mortgagors and Southern Bank & Trust Company for a period of 15 years, commencing November 1, 1963.

As security for the execution of this mortgage by McPherson Realty, Inc., Center, Inc. does hereby assign, set over and transfer to McPherson Realty, Inc. (subject to the within mortgage to mortgagee) all of its ownership and interest in the aforesaid real estate and building and all of its interest in the aforesaid lease agreement and all options contained therein. In the event of default by Center, Inc., under this mortgage to mortgagee, McPherson Realty, Inc. shall have said property, improvements and the lease agreement as security for any and all payments which it might make to mortgagee.

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 21 DAY OF Dec 19 70
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Donald F. Balt
Secretary-Treas.

WITNESSES
Catherine E. Faykaut
Bonnie Williams

SATISFIED AND CANCELLED OF RECORD
22 DAY OF Dec 19 70
Ollie Fahnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:30 O'CLOCK P. M. NO. 14827