

FILED
GREENVILLE CO. S. C.

JAN 5 11 49 AM 1967

MORTGAGE

BOOK 982 PAGE 577

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M.T.M. ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) SEND (\$) 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 **Seventeen Thousand Five Hundred and No/100--** DOLLARS (\$17,500.00), with interest thereon at the rate of **Six** 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 **15** 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 southeastern corner of the intersection of Richbourg Road and Guyton Street, being shown as lot 137 of HERITAGE HILLS, the plat of which was prepared by Piedmont Engineers and Architects, May 26, 1964, and recorded in Plat Book YY at Page 187, in the RMC office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Richbourg Road, at joint front corner of lots 137 and 147, and running thence N. 57-41 E. 138.3 feet to iron pin; thence N. 17-30 W. 120 feet to iron pin on the southern side of Guyton Street; thence with the line of said Street, S. 70-07 W. 125 feet to iron pin; thence with curvature (the chord being S. 23-13 W. 34.1 feet) to iron pin on the eastern side of Richbourg Road; thence with line of said road, S. 23-40 E. 125 feet to the point of beginning.

Being one of the lots conveyed to the mortgagor by deed recorded in Deed Book ___ at Page ___.

The execution of this mortgage is duly authorized by proper resolution of the Board of Directors of the mortgagor.

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 20 DAY OF June 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Betty H. Rogers
asst. Treas.

WITNESS:
Joye Runion
Shanne H. Harrington

SATISFIED AND CANCELLED OF RECORD

21 DAY OF June 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:20 O'CLOCK A. M. NO. 31310

The Mortgagor's Government See G. S. M. Art. 986 Para. 629.