

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kingroads Development Corporation

(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 - - - - - NINETY THOUSAND AND NO/100THS - - - - - DOLLARS (\$ 90,000.00), with interest thereon at the rate of 5-3/4 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 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 northern corner of Mauldin Road and North Kings Road and, according to a survey of Kingroads Development Corporation made by Piedmont Engineers and Architects on February 29, 1964, is described as follows:

BEGINNING at an iron pin at the northern corner of Mauldin Road and North Kings Road and running thence with the northwestern side of North Kings Road, N. 46-24 E. 249.85 feet and N. 64-24 E. 77 feet to an iron pin; thence N. 25-36 W. 450 feet to an iron pin in line of property of Paramount Park; thence with the line of said property, S. 64-24 W. 550 feet to an iron pin on Mauldin Road; thence with the northeastern side of said Road, S. 49-56 E. 577.6 feet to an iron pin at the corner of North Kings Road; thence with the curve of the intersection, the chord of which is N. 88-14 E. 44.6 feet to the beginning corner.

The above described tract contains 4.9 acres, more or less.

The within mortgage has been authorized by the Board of Directors of Kingroads Development Corporation at a meeting held March 23, 1965, with the President and Secretary being authorized to sign the mortgage on behalf of the Corporation.

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 26 DAY OF April 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Gerry M. Woods
asst. V. Pres. Secretary-Treas.

WITNESS:
Catherine E. Fayssoix
Elizabeth Westmoreland

SATISFIED AND CANCELLED OF RECORD

27 DAY OF April 1967

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

AT 8:53 O'CLOCK A M. NO. 26035

For Satisfaction see R. E. M. Book 1093 Page 69

SATISFIED AND CANCELLED OF RECORD

21 DAY OF May 1968

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

AT 2:23 O'CLOCK P. M. NO. 30009