

APR 14 9 39 AM 1965

BOOK 991 PAGE 460

First Mortgage on Real Estate

OLLETT & SMITH

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CENTREDALE ENTERPRISES, 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) in the sum of **One Hundred Thirty Thousand and no/100-----**DOLLARS
(\$ 130,000.00), with interest thereon at the rate of **Six (6%)** 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, **Gantt Township, in Donaldson Center and being more particularly shown on Plat by R. K. Campbell and H. C. Clarkson dated January 28, 1965 recorded in Plat Book _____ at page _____ in the RMC Office for Greenville County and having the following metes and bounds:****BEGINNING** at an iron pin at the Northwestern corner of intersection of Reserve Hangar Road and Echelson Road and running thence with Echelson Road as follows: S. 57-29 W. 98.22 feet to an iron pin; thence S. 51-32 W. 125.99 feet to an iron pin; thence S. 55-35 W. 93.22 feet to an iron pin; thence S. 64-09 W. 88.68 feet to an iron pin; thence S. 77-26 W. 88.44 feet to an iron pin; thence S. 86-11 W. 88.23 feet to an iron pin; thence N. 87-00 W. 168.41 feet to an iron pin; thence leaving said road and running with other property of the Grantors, N. 5-07 W. 718.44 feet to an iron pin in center line of a proposed railroad right of way; thence with center line of said proposed right of way, S. 88-12 E. 529.64 feet to an iron pin on the Western side of Reserve Hangar Road; thence with said road, in a southerly direction 25.46 feet to an iron pin; thence still with said road as follows: S. 9-05 E. 76.37 feet to an iron pin; thence S. 21-01 E. 97.09 to an iron pin; thence S. 29-32 E. 104.86 feet to an iron pin; thence S. 32-23 E. 210 feet to the beginning. Said tract contains 8.91 acres more or less.

Said premises being the same conveyed to mortgagor by deed of Greenville County and City of Greenville to be recorded herewith. This property is subject to an easement set out in mortgagor's deed.

This mortgage is executed pursuant to authority of a resolution duly adopted by Board of Directors of Centredale Enterprises, Inc.

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.