

JUN 29 3 10 PM 1965

BOOK 999 PAGE 177

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:

## GREENVILLE AND NORTHERN RAILWAY COMPANY

(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 THREE THOUSAND AND NO/100 (\$93,000.00)** DOLLARS  
 (\$ 93,000.00 ), with interest thereon at the rate of **5-3/4%** per cent per annum as evidenced by the Mortgagor's ~~note~~ **Loan Agreement** 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,

**All that certain piece, parcel or tract of land located to the south of Sulphur Springs Road in Greenville County, South Carolina, being shown and designated as 2.76 acre tract on revised plat of Berea Industrial Park Area by Carolina Engineering & Surveying Co., dated May 19, 1965, and having according to said plat the following metes and bounds, to-wit:**

Beginning at a point on the eastern side of Duke Power Company right of way, which point is approximately 646.95 feet south of Sulphur Springs Road, and running thence with the line parallel to a side tract of the Lessor N. 89-09 E. 452.0 feet to a point in the line of property now or formerly owned by the E. E. Dorr Estate; thence with said property line, S. 0-59 E 324.7 feet to a point; thence S. 89-20 W. 364.45 feet to a point on the eastern side of Duke Power Company right of way; thence with the eastern side of said right of way N. 15-46 W. 341.45 feet to the point of beginning.

This mortgage and the loan agreement secured thereby are executed by the undersigned officers of the Greenville and Northern Railway Company pursuant to authority vested in them by a resolution adopted at a joint meeting of the stockholders and Board of Directors of said company duly called and held on June 7, 1965.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 16 PAGE 457

SATISFIED AND CANCELLED OF RECORD  
29 DAY OF May 1973  
*James S. Tankersley*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:02 O'CLOCK P. M. NO. 34257