

FEB 13 8 4 AM 1955

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: *SALVAGE SALES COMPANY, 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 *THIRTY-FIVE THOUSAND AND NO/100*-----DOLLARS (\$ *35,000.00*), 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 *FIFTEEN* 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 SOUTHERN SIDE OF THE GREENVILLE-EASLEY HIGHWAY (ALTERNATE U.S. HIGHWAY 123), AND BEING KNOWN AND DESIGNATED AS PART OF TRACT No. 2 ON A PLAT OF THE ESTATE OF J.P. OWINGS, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK X AT PAGE 36, AND BEING MORE FULLY DESCRIBED, ACCORDING TO A PLAT OF "PROPERTY OF SALVAGE SALES COMPANY, INC.," RECORDED IN SAID RMC OFFICE IN PLAT BOOK III AT PAGE 99, AS FOLLOWS:*

BEGINNING AT AN OLD IRON PIN ON THE SOUTHERN EDGE OF THE RIGHT-OF-WAY OF ALTERNATE U.S. HIGHWAY 123, AND RUNNING THENCE ALONG A LINE OF TRACT No. 1, S. 4-40 W. 300 FEET TO AN IRON PIN; THENCE ALONG A LINE OF PART OF TRACT No. 2, N. 85-20 W. 140 FEET TO AN IRON PIN; THENCE ALONG A LINE OF PART OF TRACT No. 2, N. 4-40 E. 160 FEET TO A POINT; THENCE N. 85-20 E. 0.9 FEET TO A POINT; THENCE N. 4-40 E. 80 FEET TO A POINT; THENCE S. 85-20 E. 0.9 FEET TO A POINT; THENCE N. 4-40 E. 60 FEET TO AN IRON PIN ON THE SOUTHERN SIDE OF THE RIGHT-OF-WAY OF ALTERNATE U.S. HIGHWAY 123; THENCE ALONG THE SOUTHERN SIDE OF ALTERNATE U.S. HIGHWAY 123, S. 85-20 E. 140 FEET TO THE BEGINNING CORNER.

ALSO, "AN EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, AND REPLACING GUTTERS, DOWNSPOUTS, AND DRAINAGE LINES ON AND ALONG THE WESTERN EDGE OF THE BUILDING NOW LOCATED ON THE ABOVE MENTIONED PROPERTY AND OTHER PROPERTY ADJOINING TO THE EAST. SAID GUTTERS AND DOWNSPOUTS ARE TO BE ATTACHED TO SAID BUILDING AND ARE NOT TO BE LARGER THAN EIGHT (8) INCHES IN DIAMETER. THE DRAINAGE LINE SHALL BE BURIED IN THE GROUND AS CLOSE TO THE WESTERN EDGE OF THE BUILDING AS PRACTICAL AND SHALL ENTER THE GRANTEE'S PROPERTY AS NEAR TO THE CORNER OF THE BUILDING AS PRACTICAL."

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.

RECORDED AND OPENED BY CLERK OF RECORDS
21 st *June* *79*
E. M. C. FOR GREENVILLE COUNTY, S. C.
AT *11:27* O'CLOCK *A* M. NO. *37894*

FOR SATISFACTION TO THIS MORTGAGE DEED
SATISFACTION BOOK *67* PAGE *519*