

MAY 23 12 04 PM 1966

BOOK 1031 PAGE 573

First Mortgage on Real Estate

OLLIE FARRINGTON

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THREATT-MAXWELL 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 ----- Twenty-Thousand and No/100 ----- DOLLARS (\$ 20,000.00), with interest thereon at the rate of six & one-fourth 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, near the City of Greenville, being shown and designated as Lot 52 on plat of Heritage Hills, recorded in Plat Book YY at Page 187 in the RMC Office for Greenville County, and being more particularly described as follows:

"BEGINNING at an iron pin on the northern side of Colvin Road, corner of Lot 53, and running thence with line of said lot, N. 9-45 W. 209.4 feet to stake on Brushy Creek; thence with said Creek, the traverse line being N. 88-27 E. 110.9 feet to stake in rear line of Lot 51; thence with line of said lot S. 9-45 E. 193.6 feet to iron pin on Colvin Road; thence with said Road S. 80-15 W. 110 feet to the beginning corner."

Being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 747 at Page 323.

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.

SATISFIED AND CANCELLED OF RECORD

5th DAY OF March 19 85

Bonnie B. Tankersley

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

AT 10 45 O'CLOCK A. M. NO 26023

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 88 PAGE 1305