

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 1 1977

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 Seventeen Thousand Two Hundred and no/100----- DOLLARS (\$ 17,200.00----), with interest thereon at the rate of Six & One-half 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 25 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, at the Southwestern corner of Ravensworth Road and Brook Glenn Gardens, being shown as Lot 23 on a plat of Brook Glenn Gardens, recorded in Plat Book JJJ at page 85, and being more fully described as follows:

BEGINNING at an iron pin on the southwestern corner of Ravensworth Road and Brook Glenn Road, and running thence with the Southern side of Ravensworth Road, N. 84-03 W. 80 feet to an iron pin at corner of Lot 22; thence with line of said lot, S. 5-57 W. 150 feet to pin; thence S. 84-00 E. 125.1 feet to an iron pin on the Western side of Ravensworth Road; thence with the Western side of said Road, N. 1-40 W. 126.5 feet to an iron pin at corner of Ravensworth Road; thence with curve of the intersection, N. 42-51 W. 37.7 feet to an iron pin at point of beginning.

The President is the sole officer required to sign this mortgage.

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 Sept. 19 77
Dessie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:33 O'CLOCK P. M. NO. 7320

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 51 PAGE 198