

9:02 a.m.  
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: F. Towers Rice

(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 Sixty-Eight Thousand and No/100 ----- DOLLARS (\$168,000.00), with interest thereon at the rate of 6 3/4 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 10 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 western side of Florida Avenue, near the City of Greenville, being a portion of Lot 154 on plat of Section 2 of Oak Crest, recorded in Plat Book GG at Page 131, and a portion of the adjoining property shown on said plat, but not a part of said subdivision, and according to a recent survey of said property is described together, as follows:

"BEGINNING at an iron pin on the western side of South Florida Avenue, 50 feet south from Alabama Avenue, at corner of property conveyed to Ballard Concrete Company, and running thence with the western side of South Florida Avenue, S. 16-29 W. 730.2 feet to a concrete monument; thence N. 63-30 W. 177.3 feet to an iron pin in line of Lot 169 of Oak Crest; thence with the rear lines of Lots 163 through 169, N. 16-29 E. 531.3 feet to iron pin at corner of Lot 162; thence with line of said lot N. 22-13 W. 161.7 feet to iron pin at corner of Lot 155; thence with line of said lot N. 29-12 E. 101.2 feet to iron pin, corner of property of Ballard Concrete Company; thence with line of said property S. 60-48 E. 259.8 feet to the beginning corner."

Being the same property conveyed to the mortgagor by Quality Concrete Products, Inc. by deed to be recorded herewith.

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 22 PAGE 274

SATISFIED AND CANCELLED OF RECORD  
28 DAY OF March 1974  
Francis S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:50 O'CLOCK P. M. NO. 24071