

GREENVILLE S.C. 29615
MAY 7 9 15 AM 1983

BOOK 1091 PAGE 635

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. PROFFITT, 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-six Thousand and no/100 DOLLARS (\$ 26,000.00---), with interest thereon at the rate of six & three-fourths 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 ~~twenty~~ twelve 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 corner of Saint Augustine Drive and Jamestown Drive near the City of Greenville, being shown as Lot 41 on a plat of Pelham Estates recorded in Plat Book PPP at pages 28 and 29, and described as follows:

Beginning at an iron pin on the southern corner of Jamestown Drive and Saint Augustine Drive and running thence with the southeastern side of Jamestown Drive, S 31-17 W 175 feet to an iron pin at corner of Lot 42; thence with line of Lot 42, S 58-43 E 200 feet to an iron pin at corner of Lot 40; thence with line of said lot, N 31-17 E 200 feet to an iron pin on Saint Augustine Drive; thence with the western side of said Drive N 58-43 W 175 feet to an iron pin at corner of Jamestown Drive; thence with the intersection thereof, the chord of which is S 76-17 W 35.4 feet to the beginning corner.

Being the same conveyed to the mortgagor by deed of Mac-Threa-Max Enterprises, Inc., 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 Modification & Assumption Agument see R.E. 97M. Book 1183 page 118

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED OF RECORD
DAY OF July 1983
Ollie Jamison
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 O'CLOCK P. M. NO. 1091-635