

SEP 30 3 18 PM 1968

First Mortgage on Real Estate

OLLIE F. PROFFITT

BOOK 1104 PAGE 585

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 SEVEN THOUSAND FOUR HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 27,400.00), with interest thereon at the rate ~~10%~~ ~~X PERCENT 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 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 Cape Charles Drive, in Butler Township, being shown as Lot 62 on 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 side of Cape Charles Drive at the joint front corner of Lots 62 and 63 and running thence with the line of Lot 63, S. 22-42 W. 238 feet to pin; thence N. 89 W. 204 feet to pin at corner of Lot 61; thence with the rear lines of Lots 61 and 60, N. 31-55 E. 345.9 feet to pin on Cape Charles Drive; thence with the southern side of said Drive, S. 58-05 E. 113 feet to pin; thence continuing S. 61-48 E. 37 feet to pin at the corner of Lot 63, the point of beginning.

This being the same property conveyed to the Mortgagor herein 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.

NOTICE TO MORTGAGOR: THIS MORTGAGE IS NOT VALID UNLESS THE MORTGAGOR RECEIVES A COPY OF THIS MORTGAGE WITHIN 30 DAYS OF THE DATE OF RECORDING. IF YOU DO NOT RECEIVE A COPY WITHIN 30 DAYS, YOU MAY REQUEST A COPY FROM THE COUNTY CLERK'S OFFICE. THE COUNTY CLERK'S OFFICE IS LOCATED AT 100 SOUTH MAIN STREET, GREENVILLE, SOUTH CAROLINA. THE TELEPHONE NUMBER IS 252-4000.

RECORDED IN PLAT BOOK PPP AT PAGES 28 AND 29
INDEXED
4:23 PM SEP 30 1968