

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE FEB 28 9 38 AM '69 BOOK 1118 PAGE 221

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BLAKELY ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) SEND(S) CREETING:

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 Forty-five Thousand and No/100----- DOLLARS (\$45,000.00), with interest thereon at the rate of seven (7%) 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 three (3) 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 re-advanced 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,

All that certain piece, parcel and tract of land with all improvements thereon situate, lying and being in Austin Township, Greenville County, State of South Carolina in the Town of Mauldin, containing 38.15 acres, more or less, and being a substantial portion of Tract No. 1 on Plat of Property of C. L. Smith made by W. J. Riddle, R.L.S. on July, 1939, and recorded in the Greenville County R.M.C. Office in Plat Book HH, at page 101, and having the following description to-wit:

BEGINNING at an iron pin in or near the center of Miller Road at corner with property now or formerly of Otis P. Moore and L. A. Moseley and running thence S. 35-00 E. 1595 feet to an iron pin, corner of property now or formerly of Martha Burdett, et al; thence S. 14-00 W. 802 feet to an iron pin; thence N. 75-15 W. 602 feet to an iron pin corner of property now or formerly of C. A. Rodgers; thence N. 9-00 W. 396 feet to an iron pin; thence N. 42-24 W. 705 feet to a point in the center of Miller Road; thence along and with the center of Miller Road, N. 1-00 W. 378 feet to a point at the bend of said road; thence continuing with said road, N. 59-00 E. 366 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor by the deed of Lily S. Blakely and Ernest Blakely recorded in the Greenville County R.M.C. Office in Deed Book 862, Page 525.

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 Release lot 10 see Deed Book 913 Page 637 deed to Courtney C. Holland
For Release lot 20 see Deed Book 919 Page 452 deed to Alan Bourke et al
For Release lot 6 see Deed Book 917 Page 641 deed to Fred Christian Hudson*

*On Release lot 3 see Deed Book 897 Page 506 deed to now Home Inc
On Release lot 16 see Deed Book 887 Page 98 deed to H. E. Swanson
On Release lot 2 see Deed Book 867 Page 646 deed to Sunberger Construction Co.*