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BOOK 1140 PAGE 166

OLLIE FARNSWORTH
R.H.C.

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SPAN BUILDERS, 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 Fifteen Thousand Five Hundred and No/100-----DOLLARS (\$15,500.00), with interest thereon at the rate of ~~XXXXXX~~ 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 20 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 intersection of Duncan Chapel and Perry Roads and being known and designated as a portion of Lot 10 on plat of property of P. L. Bruce, dated February, 1956, prepared by Dalton and Neves, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 22, and having the following metes and bounds:

Beginning at a point on the northeasterly side of Perry Road, joint corner of Lots 9 and 10, and running thence along the common boundary of Lots 9 and 10, N 39-51 W 82.8 feet, more or less, to a point along the line of property heretofore conveyed to Loyd L. Brock by P. L. Bruce by deed dated May 23, 1963, and recorded in the Office of the RMC for Greenville County in Deed Book 725, Page 214, and running thence along the common boundary of the property described herein and the property now or formerly of Brock S 50-57 W 160 feet to a point on the northeasterly side of Duncan Chapel Road; thence running along Duncan Chapel Road S 39-03 E 77.2 feet to a point; thence along an arc, the chord of which is S 88-40 E 32.5 feet to a point on the northwesterly side of Perry Road; thence along the northwesterly side of Perry Road N 41-42 E 126.4 feet to the point of beginning.

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.