

Marked

FILED
GREENVILLE CO. S. C.

BOOK 1150 PAGE 261

First Mortgage on Real Estate

MAR 16 9 42 AM '70
MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

McCall-Threatt Enterprises, 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 -----

One Hundred Thirty-Three Thousand Five Hundred and No100----- DOLLARS (\$133,500,00----), with interest thereon at the rate of Nine and 1/2--- 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-----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, containing 1.50 acres, more or less, and being shown on plat of property entitled "Survey for McCall-Threatt Enterprises, Inc.", prepared by Piedmont Engineers & Architects, dated September 9, 1968, and recorded in Plat Book YYY at page 161, and having according to a more recent survey the following metes and bounds:

Beginning at a point in the center of Mitchell Road at the intersection of Mitchell Road and Edgewood Road, and running thence with Edgewood Road, S 83-57 E 180.65 feet to an iron pin at corner of Hudson property; thence with Hudson line, S 1-37 W 184.8 feet to an iron pin; thence continuing with Hudson line, S 84-31 E 145.0 feet to an iron pin in Duke Power Company right-of-way; thence S 1-39 W 304.0 feet to an iron pin; thence turning and running S 77-25 W 63.15 feet to an iron pin in center of Mitchell Road; thence with center of Mitchell Road, N 41-51 W 204.3 feet to an iron pin; thence N 34-01 W 130.1 feet to an iron pin; thence still with the center of said Road, N 8-28 W 131.2 feet and N 7-47 W 146.85 feet to the point of beginning.

Being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 852 at page 388.

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.