

GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1164 PAGE 270

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MULBERRY CORPORATION

(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

----- TEN THOUSAND AND NO/100----- DOLLARS
(\$10,000.00), with interest thereon at the rate of ten (10%) 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 five (5) 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,

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, with the improvements thereon in the City of Greenville, situate, lying and being on the West side of Buncombe Street known as No. 1023 Buncombe Street, being shown and defined as Lot No. 10, Block 1, Page 28, of the City Block Book, being bounded on the North by lot now or formerly owned by Ellen J. and Chas. G. Gilmer, on the East by Buncombe Street, on the South by lot now or formerly owned by C. R. Nesbitt, and on the West by lot now or formerly owned by J. T. Fonville, and having the following metes and bounds, to-wit:

BEGINNING at the corner of Nesbitt lot, and running thence with the Western side of Buncombe Street N. 34 W. 60 feet to an iron pin, corner of Gilmer lot; thence with the line of the said lot S. 56 W. 150 feet to an iron pin, corner of the Fonville lot; thence with the said lot S. 34 E. 60 feet to an iron pin in the line of the Nesbitt lot; thence with the line of said lot N. 56 E. 150 feet to the beginning corner; being the same property conveyed to the Mortgagor by the deed of Ellen Townes Taylor and recorded in the R. N. C. Office on August 17, 1970.

Subject to any and all recorded easements and/or rights-of-way.

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.