

FILED
GREENVILLE CO. S. C.

BOOK 1166 PAGE 269

First Mortgage on Real Estate

SEP 14 11 03 AM '70

MORTGAGE NORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
INDUSTRIAL MAINTENANCE & MECHANICAL SERVICE, 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 **SIXTY THOUSAND AND NO/100THS** ----- DOLLARS (\$ 60,000.00), with interest thereon at the rate of **Ten and one-half** 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, in the Town of City View known as Lots 1, 2, 3 and 4, of Block D, and Lots 13, 15, 17 and 19, and a part of Lot 21, Block B, on plat of Sunny Slopes recorded in the R. M. C. Office for Greenville County in Plat Book F, page 86, and having the following metes and bounds, to-wit:

LOTS 1, 2, 3, 4, BLOCK D: BEGINNING at an iron pin at the southwest intersection of First Avenue and Santuc Street and running thence along First Avenue N 66-11 W 200 feet to an iron pin; thence S 23-49 W 150 feet to an iron pin at the rear corner of Lot 5; thence S 66-11 E 237.4 feet to an iron pin on the western side of Santuc Street; thence N 9-48 E 154.6 feet to the point of beginning, and being the same conveyed to the Mortgagor in Deed Book 796, page 539.

LOTS 13, 15, 17, 19, and Part 21, BLOCK B: BEGINNING at an iron pin on the eastern side of Santuc Street at the joint corner of Lots 11 and 13, and running thence along Lot 11, S 80-12 E 150 feet to an iron pin; thence S 9-48 W 218 feet to an iron pin (which iron pin is situate 10 feet South of the joint rear corner of Lots 19 and 21); thence N 80-12 W 150 feet to an iron pin on the eastern side of Santuc Street; thence with said Street N 9-48 E 218 feet to the point of beginning. This is the same property conveyed to the Mortgagor in Deed Book 816, page 58; Deed Book 649, page 24; Deed Book 756, page 485; Deed Book 722, page 95.

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.