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OLLIE FARNSWORTH
R.M.C.

BOOK 1171 PAGE 475

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frank B. Halter, B. O. Thomason, Jr., and T.C. Threatt, as Trustees for T.C. Threatt, Kirby J. Quinn, Jr., Ralph Bailey, Jr., B. O. Thomason, Jr., C. R. Maxwell, Frank B. Halter, Robert H. Yeargin and James H. Simkins (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 Two Hundred Fifteen Thousand and no/100-----DOLLARS (\$215,000.00), with interest thereon at the rate of 7 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 16 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, City of Greenville, being shown as the greater portion of the Property of University Ridge Apartments Trust on plat thereof prepared by J. C. Hill on September 21, 1965, recorded in Plat Book LLL at page 1 in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 168.7 feet from the intersection of Cleveland Street and University Ridge, the joint front corner of property now or formerly known as McCuen Property, and running thence with University Ridge the following courses and distances, to-wit: N. 45-02 E. 70 feet to an iron pin; N. 13-25 E. 70 feet to an iron pin; N. 2-21 E. 115 feet to an iron pin; N. 22-51 E. 46.7 feet to an iron pin; N. 69-41 E. 45 feet to an iron pin; N. 83-20 E. 45 feet to an iron pin; S. 85-44 E. 70.2 feet to an iron pin; thence S. 80-52 E. 210 feet to an iron pin; thence N. 88-36 E. 65 feet to an iron pin; thence N. 83-12 E. 65 feet to an iron pin; thence N. 71-17 E. 58 feet to an iron pin; thence with new line, S. 16 E. 221.6 feet to an iron pin in center of a branch; thence with the center of said branch, the following traverse lines, to-wit: S. 60 W. 93 feet to an iron pin; S. 74-10 W. 57 feet to an iron pin; S. 34 W. 99 feet to an iron pin; S. 53-05 W. 147 feet to an iron pin; S. 12 W. 30 feet to an iron pin; S. 74-30 W. 92 feet to an iron pin; S. 85-10 W. 93 feet to an iron pin; thence S. 19-40 W. 86 feet to an iron pin; S. 49-10 W. 38 feet to an iron pin; thence N. 22-20 W. 364 feet to the point of beginning, containing 5.92 acres, more or less, and being the greater portion of the tract conveyed to the mortgagors by deed of the South Carolina National Bank as Trustee under the last will and testament of FRED W. SYMMES, deceased, recorded in Deed Book 783 at page 531, and this mortgage is executed pursuant to the trust provisions contained in the aforementioned deed from the South Carolina National Bank as Trustee.

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.