

Main

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

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BOOK 1183 PAGE 534

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T.C. Threatt, Frank B. Halter and B.O. Thomason, Jr., as Trustees for Kirby J. Quinn, Jr., Ralph Bailey, Jr., C.R. Maxwell, Robert H. Yeargin, James H. Simkins, T.C. Threatt, Frank B. Halter and B.O. Thomason, Jr., under Trust Agreement dated Sept. 30, 1965, (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 Ninety-Four Thousand and no/100----- DOLLARS (\$ 94,000.00~~00~~), with interest thereon at the rate of Eight and 1/4~~00~~ 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 Eighteen 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 .91 acre, more or less, according to plat of Property of University Ridge Apartments Trust recorded in Plat Book LLL at page 1 in the RMC Office for said County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of University Ridge, joint front corner of Property of mortgagors and running thence with University Ridge, N 71-17 E 12 feet to an iron pin; thence S 77-17 E 55 feet to an iron pin; thence S 61-53 E 35 feet to an iron pin; thence S 53-35 E 155 feet to an iron pin at intersection of McDaniel Avenue and University Ridge; thence with the curve of the intersection, S 33-37 E 76.8 feet to an iron pin on McDaniel Avenue; thence with said McDaniel Avenue, S 6-53 W 25 feet to an iron pin in the center of the branch; thence with center of branch as the line S 51-10 W 107 feet to an iron pin; thence continuing with the center of the branch, N 68-00 W 118 feet to an iron pin, joint corner of other property of mortgagors; thence with new line through other property of mortgagors, N 16 W 221.6 feet to an iron pin on University Ridge, the beginning.

ALSO all that tract of land on the western side of McDaniel Avenue and the northern side of Knoxbury Terrace, having according to a survey for Frank Halter et al dated December 4, 1967, the following metes and bounds:

BEGINNING on the western side of McDaniel Avenue, joint front corner of other property of mortgagors and running thence with the center of the branch as the line, S 49-45 W 117.4 feet to an iron pin; thence continuing with the center of the branch as the line, the chord of which is N 68-00 W 118 feet to an iron pin; thence S 46-18 E 35.5 feet to an iron pin; thence S 27-54 E 69.05 feet to an iron pin on Knoxbury Terrace; thence with said Knoxbury Terrace, N 75-35 E 54.9 feet to an iron pin; thence with the curve of the intersection of Knoxbury Terrace and McDaniel Avenue, N 51-40 E 46.6 feet to an iron pin; thence with McDaniel Avenue, N 8-10 E 64.7 feet to the point of beginning.

The first described tract is a portion of the property conveyed to mortgagors by Deed Book 783, page 531 and the last described tract was conveyed by Book 837, p. 147.

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.

Vertical text on the right margin, possibly a reference or file number.