

FILED  
GREENVILLE CO. S. C.  
JUL 1 3 52 PM '71  
OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

BOOK 1197 PAGE 223

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Allied Textile Sales, 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 -----Fifty Thousand and No/100----- DOLLARS (\$--50,000.00--), with interest thereon at the rate of eight (8%) 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 fifteen (15) 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~~ <sup>those</sup> certain pieces ~~parce~~ <sup>or</sup> ~~lo~~ <sup>of</sup> land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northerly side of Oil Mill Road in Greenville Township, being known and designated as the westerly portion of Lot #6 according to plat of property of S. M. Cox by H. O. Jones, dated September, 1913, and all of Lot #7 according to plat of property of Central Realty Corporation, recorded in Plat Book "B" at Page 82, R.M.C. Office for Greenville County, South Carolina; and having, according to said survey and plat the following metes and bounds, to-wit:

WESTERLY PORTION OF LOT #6:  
BEGINNING at an iron pin at joint front corner of Lots 6 and 7 on the Northerly side of Oil Mill Road, which iron pin is 265.7 feet east of the northeast corner of the intersection of Oil Mill Road with White Horse Road, and running thence along the joint line of the said lots N. 1-39 E. 250 feet to an iron pin on the west boundary of Jones (or formerly) property; thence along said boundary S. 56-00 E. 52.3 feet to an iron pin at joint corner with other property of Allied Textile Sales, Inc.; thence along the boundary thereof S. 21-06 E. 186.8 feet to an iron pin on the northerly side of Oil Mill Road; thence along said road S. 76-26 W. 106.9 feet to an iron pin at the point of beginning.

Lot #7:  
BEGINNING at an iron pin on the Northerly side of Oil Mill Road at joint corner with the above described lot, which iron pin is 265.7 feet east of the northeast corner of the intersection of Oil Mill Road with White Horse Road, and running thence along the said Oil Mill Road S. 77-22 W. 51.7 feet to a point at joint front corner of Lots 6 and 7 (per Plat "B"/82); thence along line of the said lot N. 1-32 E. 182.8 feet to iron pin at joint rear corner of Lots 4 and 7; Thence N. 85-48 E. 51 feet to an iron pin; thence S. 1-39 W. 175.3 feet to an iron pin on Oil Mill Road, the point of beginning.

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.