

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

OLLIE R.M.C. BOOK 1199 PAGE 302

FILED GREENVILLE CO. S. C.

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OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. D. Case and William E. Case

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twelve Thousand two hundred fifty two and 67/100----- DOLLARS (\$12,252.67), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

September 1, 1981, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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:

PARCEL I:

"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, Town of Fountain Inn, and being more fully described, towit: BEGINNING at an iron pin on the Eastern side of Case Street in the Town of Fountain Inn being a joint corner of the property of C. D. Case, and the Speagle Estate and thence running S. 37-30 E. 481.8 feet to an iron pin; thence S. 53-30 W. 719.5 feet to an iron pin; thence N. 3-07 E. 321 feet to an iron pin; thence N. 30-49 W. 166.8 feet to an I.P.; thence N. 51-11 E. 171.6 ft. to an I.P.; thence N. 46-56 E. 100 ft. to an I.P.; thence N. 41-21 E. 221 feet to an I.P.; thence N. 37-30 W. 7.3 ft. to an I.P. and being the point of beginning; said property is bounded by the Speagle Estate; property of B.F. Gault; lots of C. D. Case and Case Street and located on the property is one office; three buildings; two warehouses and nine small dwellings. Being the same property conveyed to Case Lumber & Supply Company, Inc., by deed dated October 2, 1954 and of record in the R.M.C. Office for Greenville County in Deed Book 509, at Page 408."

PARCEL II:

All that piece, parcel, or lot of land, situate, lying, and being on the Northwestern side of Case Street in the City of Fountain Inn, State of South Carolina, described as follows: BEGINNING at an I.P. on Case St. joint corner with Burnside and running thence N. 38-49 W. 150 ft. to an I.P.; thence N. 2-41 E. 85.6 ft. to an I.P.; thence N. 52-15 E. 344 ft. to an I.P.; thence in a Southeasterly direction 185.3 ft. to the right-of-way if Case Street; thence in a Southwesterly direction 420 ft., more or less, down the right-of-way of Case Street."

PARCEL III.

All that piece, parcel, or lot of land, situate, lying, and being in the City of Fountain Inn, County of Greenville, State of South Carolina, described as follows: BEGINNING at an I.P. on right-of-way of Church Street, and running thence N. 2-41 E. down the right-of-way of Church Street 190 ft; thence in an Easterly direction 150ft. to an I.P.; thence S. 3-07 E. 190 ft. to an I.P.; thence in a westerly direction 150 ft to the beginning point."

All three (3) of the above parcels of land are a portion of the 10.25 acres conveyed to G.D. Case by deed of B.B. Smith, recorded in Deed Book 291, page 49, and the three tracts are described in the block book system of Greenville county as Map 347, Block 1, lots Nos. 6, 7, and 10." 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.