

MAIN

FILED  
GREENVILLE CO. S. C.  
Jul 22 4 27 PM '71  
OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

BOOK 1199 PAGE 521

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt-Maxwell Enterprises, Inc.  
and M. P. Norungolo (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 Eighty-eight Thousand and no/100-----DOLLARS (\$288,000.00), with interest thereon at the rate of 7½ 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 25 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 City of Greenville, S.C., being located at the southeast corner of East North Street and Carolina Avenue and being more particularly described as follows:

BEGINNING at a stake at the southeast corner of said E. North Street and Carolina Avenue and running thence with E. North Street, N. 76-45 E. 249 feet 2 inches, more or less, to the northeast corner of lot conveyed by Thomas L. Blackwell, et al to MTM Enterprises, Inc. by deed recorded in Deed Book 751 at page 450; thence along the east line of the lot formerly owned by Blackwell, et al, S. 15 E. 126 feet 1 inch, more or less, to a stake on the north side of a 10 foot alley (original southeast corner of Blackwell lot); thence with said alley, S. 76-45 W. 249 feet 2 inches, more or less, to a stake on the east side of Carolina Avenue; thence with said avenue, N. 15 W. 126 feet 1 inch, more or less, to beginning corner. There is excepted from the above the right of way heretofore conveyed to the South Carolina Highway Department for the widening of East North Street.

The above description covers five lots and were conveyed to the mortgagor Threatt-Maxwell Enterprises, Inc. as follows starting from Carolina Avenue and moving eastward: (1) deed of Norwood, et al, recorded in Deed Book 916 at page 367 and 369; deed of Dusenberry recorded in Deed Book 913 at page 369; (3) deed of W. E. Shaw, Inc. recorded in Deed Book 782 at page 325; (4) deed of Richardson and Ramsey recorded in Deed Book 752 at page 375; (5) deed of Blackwell, et al, recorded in Deed Book 751 at page 450. The last two deeds were conveyed to MTM Enterprises, Inc. and the name of that corporation has been changed to Threatt-Maxwell Enterprises, Inc. as will be shown by reference to certificate of the Secretary of State recorded in Deed Book 765 at page 397. The above lots are shown on the Greenville City Block Book, page 47, block 2 as Lots 11, 10, 9, 8 and 7 and were originally a part of the Boyce Lawn Addition to the City of Greenville and shown on plat recorded in Plat Book A at page 179.

The mortgagor also conveys to the mortgagee by this mortgage all of its right, title and interest in and to the 10 foot alley along the rear of the abovescribed property. 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.

Threatt-Maxwell Enterprises, Inc. conveyed an undivided one-third interest in the above described property to M. P. Norungolo by deed to be recorded herewith.