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GREENVILLE CO. S. C.

JUL 23 12 36 PM '71

BOOK 1199 PAGE 554

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. G. S. FOOD SYSTEM, 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 ONE HUNDRED FORTY THOUSAND and NO/100----- DOLLARS

(\$ 140,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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, in Gantt Township, in the southeastern area of Donaldson Center and on the north side of Perimeter Road, bounded on the north by lands now or formerly of Greenville Corp., on the east and south by other lands of Donaldson Center, and on the west by Perimeter Road, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the center line of Southern Railroad lead track and the northern right-of-way of Perimeter Road, said pin being common corner to lands now or formerly of Greenville Corp. and the herein described tract, and located in the extreme southwestern corner of the herein described tract; thence from the beginning corner and along the lands now or formerly of Greenville Corp. and the center line of the Southern Railroad lead track, N. 62-37 E., 160.2 feet to a point on the center of the track; thence continuing along the lands now or formerly of Greenville Corp. and the center line of the lead track, N. 52-24 E., 394.85 feet to an iron pin on the center of the track; thence leaving the railroad track and the lands now or formerly of Greenville Corp. and along a new line through the lands of Donaldson Center, S. 29-08 E., 394.05 feet to an iron pin on the center of a 10-inch sanitary sewer line; thence along a new line through lands of Donaldson Center and along the center line of the 10-inch sewer main, S. 53-05 W., 377.6 feet to an iron pin on the northern right-of-way of Perimeter Road; thence leaving the sanitary sewer main and along the northern right-of-way of Perimeter Road, N. 53-25 W., 430 feet to the point of beginning, and containing 4.15 acres, more or less, and more fully identified by map as surveyed August 25, 1970, by Campbell & Clarkson, Surveyors, Inc.

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.