

FILED
GREENVILLE CO. S. C.

BOOK 1204 PAGE 503

AUG 30 2 36 PM '71

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CAPER HOUSE, 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 EIGHT THOUSAND FIVE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 8,500.00), with interest thereon at the rate of nine (9%) 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 ten (10) 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, State of South Carolina, and having according to a plat prepared by Jones Engineering Services, dated January 3, 1969, entitled "Property of Star Enterprises, Inc.", and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book AAAA at page 29, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Cleveland Street, which iron pin is located 150 feet in a Southwesterly direction from the Northwestern corner of the intersection of Cleveland Street and S. C. Highway 291, at the joint corner of the property herein described and property now or formerly of Shell Oil; thence with the line of the said Shell Oil property N. 6-50 W. 150 feet to an iron pin; thence with the line of property now or formerly of Star Enterprises, Inc. S. 78-06 W. 65 feet to an iron pin; thence continuing with the line of the said Star Enterprises, Inc. property S. 6-50 E. 150 feet to an iron pin on the Northern side of Cleveland Street; thence with the Northern side of Cleveland Street N. 78-06 E. 65 feet to the point of beginning.

TOGETHER WITH all the right, title and interest of the mortgagor herein in and to an easement from Cleveland Street to the premises hereinabove described for ingress and egress from said premises. Said easement being more particularly described in the deed from Star Enterprises, Inc. to the mortgagor herein, dated January 29, 1969, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 861 at page 205.

This is the identical property conveyed to the mortgagor herein by deed of Star Enterprises, Inc., dated January 29, 1969, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 861 at page 205.

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.

It is understood and agreed that the lien of this mortgage shall be in every respect equal to and on a priority with the lien of that certain mortgage given by the mortgagor herein to the mortgagee herein, dated November 3, 1970, in the amount of \$124,000.00, covering, inter alia, the identical

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