

FILED  
GREENVILLE CO. S. C.

SEP 10 11 28 AM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1206 PAGE 283

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M & S Builders, 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  
Sixty thousand and no/100----- DOLLARS

(\$ 60,000.00 ), 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 3 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,

Chick Springs Township, being adjacent to Piedmont Park Road and being further identified by plat prepared by Dalton & Neves Co., Engineers, dated July, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-G at Page 179, and having the metes and bounds shown thereon.

This tract of land consists of 21.73 acres, according to said plat.

The Mortgagee agrees hereby to release any single lot from the lien of this mortgage upon the payment of either Twenty-five hundred and no/100 (\$2,500.00) Dollars, or Seventy (70%) percent of the sales price of said lot, whichever is greater.

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.

*for release lot 18 see R. E. M. Book 1216 page 217.  
for release lot 14 see R. E. M. Book 1214 page 427.  
for release lot 1 see R. E. M. Book 1214 page 421.  
for release lot 10 see R. E. M. Book 1213 page 469.*