

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE REF 17 9 45 AM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }OLLIE FARNSWORTH
R.H.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE LEASING CO., INC. / (hereinafter referred to as Mortgagor) A South Carolina Corporation, 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 Three Hundred Thousand and No/100----- DOLLARS (\$300,000.00), with interest thereon at the rate of eight 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 fifteen 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.

TRACT NO. 1

"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, near the Southern side of the right of way of U. S. Highway No. I-85 a short distance West of the interchange thereof with U. S. Highway No. 276 (Laurens Road), being a part of property shown on a plat of the Property of Greenville Leasing Co., Inc. made by Dalton & Neves Engineers, dated November, 1963, recorded in the RMC Office for Greenville County, S. C., in Plat Book GGG, pages 128 and 129, and .69 of an acre of property shown on a Plat of Property of the Shore Company, Inc. made by Dalton & Neves Engineers dated August, 1963, recorded in the RMC Office for said County and State in Plat Book YY, page 137, and having according to a recent survey thereof made by Carolina Engineering & Surveying Co. dated May 21, 1971, the following metes and bounds, to wit:

BEGINNING at a point in the line of a .56 acre tract, (said iron pin being located S. 9-50 W., 108.7 from an iron pin on the Southern side of the right of way of U. S. Highway I-85) and running thence along the line of said tract, S. 9-50 W., 85 feet to an iron pin; thence S. 80-36 E., 197.5 feet to an iron pin on the original boundary line dividing property formerly owned by James G. Bannon from property formerly owned The Shore Company, Inc.; thence along the line of a .69 acre tract, S. 70-25 E., 277.9 feet to an iron pin; thence S. 39-56 W., 215.2 feet to an iron pin on the original Bannon-The Shore Company, Inc. boundary line; thence S. 60-11 W., 305.4 feet to an iron pin; thence N. 29-49 W., 645 feet to an iron pin; thence S. 83-12 E., 283.6 feet to an iron pin, the beginning corner.