

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

OCT 22 2 11 PM '71

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

INDUSTRIAL REALTY CO., 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 Ninety Thousand and no/100-----DOLLARS

(\$ 90,000.00), with interest thereon at the rate of eight (8) 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 (15) 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, containing approximately 10 acres, and being more particularly described by metes and bounds, as follows:

BEGINNING at a point at the northwest corner of the 5.2 acre tract conveyed by deed recorded in Book of Deeds 720, at Page 155, in the center of Grand Drive-Way (now Pinsley Circle), and running thence N 89-13 E 423.5 feet to an iron pin; thence N 89-30 E 532.5 feet to an iron pin; thence S 1-02 E 264.5 feet to an iron pin; thence N 88-32 E 165 feet to an iron pin; thence S 1-02 E 265 feet to an iron pin; thence S 89-00 W 165 feet to an iron pin; thence S 89-30 W 634 feet to an iron pin; thence S 89-20 W 318 feet to an iron pin; thence N 0-59 W 524.7 feet to the point of beginning in Pinsley Circle, with all exits and entrances appurtenant thereto.

It is expressly understood and agreed that this mortgage does not include the existing railroad track, the 50-foot railroad scales, the scales house and the fixtures and equipment related thereto, all of which are now located on the subject 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.