

GREENVILLE CO. S. C.

DEC 16 12 07 PM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1216 PAGE 493

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAYRONCEE CORP.

(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 TWELVE THOUSAND and No/100----- DOLLARS

(\$ 12,000.00 ), 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 nine (9) 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, Paris Mountain Township, lying on the eastern side of New Buncombe Road (also known as the Poinsett Highway) being a portion of Tract #1 as shown on a plat of the property of the Estate of John E. Beattie, recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 120, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the eastern side of New Buncombe Road, corner of property now or formerly belonging to James R. Ellis; thence with the line of property now or formerly belonging to Ellis, N.45-0E. 200 feet to an iron pin; thence with the rear line of property now or formerly belonging to Ellis, S.34-25 E. 120 feet to an iron pin; thence N.43-15 E. 735 feet to an iron pin in the line of property now or formerly belonging to Josie L. Floyd; thence with the line of property now or formerly belonging to Floyd S.65-10 W. 908 feet to an iron pin on the New Buncombe Road; thence with the eastern side of the New Buncombe Road, S.37-50 E. 75 feet to a iron pin; thence continuing with said road, S.29-50 E. 165 feet to the corner of the lot now or formerly belonging to Ellis, the point of beginning.

This is the identical property conveyed to Mayroncee Corp. by deed of J. W. James recorded in the R.M.C. Office for Greenville County in Deed Book 891, Page 634.

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.