

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
APR 11 11 24 AM '67  
MORTGAGE  
OLLIE WINSWORTH  
R. H. C.

BOOK 1228 PAGE 494

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Vincent J. Perone and Jennie D. Perone

(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 Four Hundred Twenty-five Thousand and No/100 DOLLARS

(\$ 425,000.00 ), 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 twenty 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, lying and being on the northerly side of East Antrim Drive in the City of Greenville, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of East Antrim Drive, joint corner of property of The South Carolina National Bank and running thence along the line of said Bank property N 34-29 E 100.65 feet to an iron pin; thence continuing with said Bank property N 55-31 W 90.5 feet to an iron pin, corner of property now or formerly of New South Development Corporation; thence with the line of New South Development Corporation N 26-11 E 100 feet to an iron pin; thence along the line of property now or formerly of Henderson Advertising Agency N 26-11 E 150 feet to an iron pin; thence along the line of property now or formerly of Holiday Inn Motel S 55-35 E 225 feet to an iron pin; thence along the line of property now or formerly of The McAlister Corp. S 55-35 E 223.78 feet to an iron pin on the northerly side of East Antrim Drive; thence along said Drive the following courses and distances, to-wit: S 44-06 W 21.95 feet to an iron pin; S 50-35 W 50 feet to an iron pin; S 57-10 W 50 feet to an iron pin; S 64-07 W 50 feet to an iron pin; S 70-12 W 50 feet to an iron pin; S 78-35 W 75 feet to an iron pin; S 86-09 W 50 feet to a nail and cap; S 87-40 E 32.2 feet; S 81-35 E 62 feet to an iron pin; S 74-09 E 59.85 feet to an iron pin, the point of beginning.

The above described property consists of three tracts conveyed by three separate deeds from The McAlister Corp. as follows: to James Perone and Vincent J. Perone dated September 15, 1961 and recorded in the RMC Office in Deed Book 682, page 139; deed to James Perone and Vincent J. Perone dated May 31, 1963 and recorded in the RMC Office in Deed Book 725, page 389; and deed to Vincent J. Perone and Jennie D. Perone for a 0.91 Acre parcel dated August 10, 1967, and recorded in said RMC Office in Deed Book 826, page 147.

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.