

MAIN

FILED
GREENVILLE CO. S. C.

MAY 25 2-51 PM '72

BOOK 1234 PAGE 547

First Mortgage on Real Estate

OLLIE FARRIS WORTH
R. H. C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc. and
M. P. Norungolo

(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 Sixty-three Thousand Six Hundred and no/100----- DOLLARS

(\$ 463,600.00), 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 _____ 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, in the City of Greenville,
S. C., being located at the southeast corner of East North Street and
Carolina Avenue and being more particularly described as follows:

BEGINNING at a stake at the southeast corner of said E. North Street and Carolina
Avenue and running thence with E. North Street, N. 76-45 E. 249 feet 2 inches, more
or less, to the northeast corner of lot conveyed by Thomas L. Blackwell, et al, to
MTM Enterprises, Inc. by deed recorded in Deed Book 751 at Page 450; thence along
the east line of the lot formerly owned by Blackwell, et al, S. 15 E. 126 feet 1
inch, more or less, to a stake on the north side of a 10 foot alley (original
southeast corner of Blackwell lot); thence with said alley, S. 76-45 W. 249 feet 2
inches, more or less, to a stake on the east side of Carolina Avenue; thence with
said avenue, N. 15 W. 126 feet 1 inch, more or less, to beginning corner. There
is excepted from the above the right of way heretofore conveyed to the South
Carolina Highway Department for the widening of East North Street.
The above description covers five lots and were conveyed to the mortgagor Threatt-
Maxwell Enterprises, Inc. as follows starting from Carolina Avenue and moving east-
ward: (1) deed of Norwood, et al, recorded in Deed Book 916 at Page 367 and 369;
deed of Dusenberry recorded in Deed Book 913, page 369; (3) deed of W. E. Shaw,
Inc. recorded in Deed Book 782 at page 325; (4) deed of Richardson and Ramsey re-
corded in Deed Book 752 at Page 375; (5) deed of Blackwell, et al, recorded in
Deed Book 751 at Page 450. The last two deeds were conveyed to MTM Enterprises,
Inc. and the name of that corporation has been changed to Threatt-Maxwell Enter-
prises, Inc. as will be shown by reference to certificate of the Secretary of State
recorded in Deed Book 765 at Page 397. Threatt-Maxwell Enterprises, Inc. conveyed
an undivided 1/3rd interest in the above property to M. P. Norungolo by deed re-
corded in Deed Book 921 at Page 29. The above lots are shown on the Greenville City
Block Book, page 47, block 2 as Lots 11, 10, 9, 8 and 7 and were originally a part
of the Boyce Lawn Addition to the City of Greenville and shown on plat recorded in
Plat Book A at Page 179. (continued on bottom)

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.
The mortgagors also convey to the mortgagee by this mortgage all of its right,
title and interest in and to the 10 foot alley along the rear of the above des-
cribed property.