

FILED  
GREENVILLE CO. S. C.  
JUN 16 2 42 PM '72  
OLLIE FARNSWORTH  
R.M.C.

First Mortgage on Real Estate **MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN Joseph A. Wells, as Trustee under Trust Indenture dated February 1, 1969, entered into between Orthodontic Associates P.A. and Joseph A. Wells, as Trustee (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 **Seventy Two Thousand Seven Hundred Fifty and No/100-----DOLLARS**

(\$ 72,750.00-->>), 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 (20)** 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, on the Southeast side of Wade Hampton Boulevard (U. S. Highway 29) near the City of Greenville, being shown as part of Lots 5 and 6 on plat of property of James M. Edwards made by R. E. Dalton, Engineer, April 1948 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point where the Southeast side of Wade Hampton Boulevard intersects with the Northeast side of Arundel Road, and runs along the Northeast side of Arundel Road S. 47-00 E. 165 feet to an iron pin; thence N. 43-00 E. 103 feet to an iron pin; thence through Lot 6 N. 47-00 W. 165 feet to an iron pin on the Southeast side of Wade Hampton Boulevard; thence along Wade Hampton Boulevard S. 43-00 W. 103 feet to the beginning corner.

This mortgage is executed by the undersigned as Trustee, pursuant to the power and authority conferred upon me by Trust Indenture dated February 1, 1969, entered into between Orthodontic Associates, P.A. and Joseph A. Wells, as Trustee, and by deed of James H. Wilson to be recorded herewith.

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.