

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate
AUG 25 4 43 PM '72

MORTGAGE

ELIZABETH RIDDLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt-Maxwell Enterprises, 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 Eighty-Five Thousand and No/100----- DOLLARS

(\$ 85,000.00), 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 3 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, being shown and designated as a tract containing 8.21 acres according to plat entitled "Survey for Threatt-Maxwell Enterprises, Inc." made February 15, 1972, by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book 4Q, Page 12. The property is also shown on a plat entitled "Addition to Section III, Del Norte Estates" made by Piedmont Engineers and Architects June 1, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4R, Page 16. According to the first said mentioned plat, the property is more fully described inclusively as follows:

BEGINNING at a point in the center of Hudson Road, which point is 747.9 feet in a Northerly direction from Julian Road at the corner of property described herewith and other property owned by R. C. Jones and running thence along joint line of said property, N. 61-27 W. 598.3 feet to an iron pin in the line of Lot No. 364, Del Norte Estates, Section III; thence along the joint line of lots in Del Norte Estates, Section III, N. 27-20 E. 309.0 feet to an iron pin; thence continuing with said line, N. 1-00 W. 114.9 feet; thence continuing N. 0-16 E. 169.1 feet to an iron pin at corner of property owned by Wilford O. and Marguerite Stone; thence with S one line, S. 83-27 E. 227.5 feet to an iron pin at corner of property owned by Jackie L. and Betty J. Grubbs; thence with Grubbs line, S. 20-54 E. 101.35 feet to an iron pin; thence continuing with Grubbs line, S. 20-55 E. 148.8 feet to an iron pin; thence continuing with said line, S. 82-25 E. 358.3 feet to a point in the center of Hudson Road; thence with the center of Hudson Road as the line, the following courses and distances: S. 14-13 W. 113.8 feet; S. 22-55 W. 100 feet; S. 30-07 W. 100.0 feet; S. 37-50 W. 100.0 feet; S. 34-43 W. 100.0 feet; S. 29-22 W. 100.0 feet to the point of beginning.

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.

The above-described property is an addition to Section III, Del Norte Estates, and covers Lots 469-484 inclusively.

See Subordination Agreement on P. 6 of Book 1247 page 40
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