

FILED
GREENVILLE CO. S. C.
AUG 25 4 42 PM '72
ELIZABETH COLE
MORTGAGE

BOOK 1246 PAGE 443

First Mortgage on Real Estate

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 One Hundred Seventy-Two Thousand Five Hundred and No/100----- DOLLARS

(\$ 172,500.00), 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 5 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, in Chick Springs Township, located on the Southern side of Old Spartanburg Road and bounded by lands of Nannie B. James, Ethel Jones and others, containing 6.06 acres, and having the following metes and bounds, to wit:

BEGINNING at iron stake on the Eastern bank of Brushy Creek, being a corner of Ethel Jones land, and running thence N. 32-00 W. 432 feet to a point in Old Spartanburg Road; thence with road, N. 47-30 E. 200 feet to point and N. 34-40 E. 175 feet to point in road; thence S. 59-12 E. 400 feet to an iron pin; thence S. 16-50 W. 735 feet to a stake on the bank of branch; thence N. 30-00 W. feet to the point of beginning.

ALSO: All that piece, parcel or tract of land on the Southeastern side of Old Spartanburg Road in the County and State aforesaid, being shown and designated as a tract containing 49.39 acres according to plat entitled "Survey for Threatt-Maxwell Enterprises, Inc." made by Piedmont Engineers and Architects July 19, 1972. According to said plat, the property is more fully described as follows:

BEGINNING at a point in the center of Old Spartanburg Road at the corner of the property described herewith and property belonging to Brushy Creek Baptist Church, and running thence along the joint line of said property, S. 36-57 E. 130.6 feet to an iron pin; thence continuing along said property, S. 34-37 E. 619.5 feet to an iron pin in line of property owned by Alvis F. Holzclaw; thence with line of Holzclaw property and property of Joe E. and Sara Cooper, S. 11-15 W. 571.8 feet to an iron pin; thence along a creek, the meanders of which have the following courses and distances: S. 1-04 W. 493.9 feet; S. 5-56 W. 132.0 feet; S. 48-49 W. 107.0 feet; S. 7-41 W. 157.0 feet; thence S. 29-31 W. 96.0 feet; S. 29-08 W. 99.75 feet; S. 18-58 W. 176.2 feet; S. 13-49 W. 59.0 feet; (SEE BACK)

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.