

SEP 28 3 37 PM '72

ELIZABETH RIDDLE
R.H.C.

BOOK 1251 PAGE 82

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Collins Music Co., 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 Sixty Thousand and No/100-----DOLLARS

(\$ 60,000.00), 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 7 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 southwestern side of Stone Avenue By-Pass from East North Street to Stone Avenue, in the City of Greenville, and consisting of Lots 1, 2, 3 and a 5-foot strip of the southeastern side of Lot 4 of Block B as shown on plat prepared by Dalton & Neves, Engineers, dated November 10, 1953, and recorded in the R. M. C. Office for Greenville County, in Plat Book "S", at Page 9, and said lots being more particularly described as follows:

Beginning at an iron pin on the northwestern corner of the intersection of East Avenue with Stone Avenue By-pass; thence running with East Avenue, S. 70-39 W. 54.1 feet to an iron pin at the intersection of East Avenue and East Park Avenue; thence along East Park Avenue, N. 40-15 W. 82.8 feet to a stake; thence N. 48-53 E. 49 feet, more or less, to Stone Avenue By-Pass; thence with Stone Avenue By-pass S. 41-07 E. 102.8 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, at the intersection of Brandon Road (formerly Woodside Avenue) and City View Street, being known and designated as Lot No. 13 as shown on a Plat of Morgan Hill Subdivision dated May 15, 1902, and recorded in the R. M. C. Office for Greenville County, in Plat Book "A", at Page 69, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern intersection of Brandon Road (formerly Woodside Avenue) and City View Street, and running thence with the line of City View Street N. 82-3/4° E. 130 feet to an iron pin; thence running S. 7-1/4° E. 75 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the common line of said Lots S. 82-3/4° E. 161.3 feet to an iron pin on the eastern side of Brandon Road (formerly Woodside Avenue); thence with the line of said Brandon Road N. 13-3/4° E. 80.13 feet to the point of beginning.

ALSO: All those pieces, parcels or lots of land, situate, lying and being in Greenville County, South Carolina, and being shown as Lots 1, 2, and 3 on a Plat of the property of James H. and Inez H. Sutton, recorded in Plat Book JJ, at Page 63, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Duncan Road at the joint front corner of Lot #10 and 3, and running thence N. 58-58 W. 223.4 feet to an iron pin on the easterly side of White Horse Road; thence with White Horse Road, the following courses and distances:

(Continued on Page 4)
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.