

MAIN

FILED
GREENVILLE CO. S.

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BOOK 1253 PAGE 365

ELIZABETH BIDDLE
First Mortgage on Property
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

American Service Corporation of South Carolina

(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 Thousand and no/100-----DOLLARS

(\$ 400,000.00), 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 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, containing 174.4 acres, more or less, situate, lying and being on the eastern side of S.C. Highway No. 14 (Old 276) near the Town of Simpsonville, being known and designated as Tract No. 1 as shown on a plat prepared by Piedmont Engineering Service, dated July, 1960, entitled "Property of Francis Marion, Attorney, near Simpsonville, S.C.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 151, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern edge of the right-of-way for S.C. Highway No. 14 (Old 276) at the joint corner of the premises herein described and property now or formerly of Childes, and running thence with the line of said Childes property N. 66-07 E. 343.4 feet to an iron pin; thence continuing with the line of the said Childes property N. 24-08 E. 852.6 feet to an iron pin; thence with the line of property now or formerly of Teat N. 25-00 E. 158 feet to an iron pin; thence continuing with the line of the said Teat property N. 66-41 E. 323.9 feet to an iron pin; thence still continuing with the line of said Teat property N. 59-07 E. 357.7 feet to an iron pin; thence with the line of property now or formerly of West N. 62-14 E. 503.9 feet to an iron pin; thence with the line of property now or formerly of Moore N. 61-07 E. 108.3 feet to an iron pin; thence continuing with the line of the said Moore Property N. 87-38 E. 708 feet to a stone in or near the center of a branch; thence with the center line of said branch (with the line of the said Moore property) having a traverse line as follows: S. 52-16 E. 404.7 feet to an iron pin; thence S. 57-36 E. 387.8 feet to an iron pin; thence S. 59-10 E. 117 feet to an iron pin; thence S. 19-12 E. 97 feet to an iron pin; thence N. 74-18 E. 149.3 feet to an iron pin; thence N. 59-59 E. 84 feet to an iron pin; thence N. 40-24 E. 145.9 feet to an iron pin; thence N. 44-22 E. 125.5 feet to an iron pin; thence N. 37-07 E. 126.8 feet to an iron pin; thence N. 44-04 E. 184.4 feet to an iron pin; thence N. 59-38 E. 105 feet to an iron pin; thence N. 43-11 E. 248.2 feet to an iron pin; thence N. 76-41 E. 196.9 feet to an iron pin; thence N. 66-41 E.

(continued on 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.