

DECEMBER 1972
ELIZABETH RIDDLE
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BARBARA J. POLK

(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 ten (10) 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 Eastern side of Piney Mountain Road, lying between the rights-of-way of Southern Railway and P. & N. Railway, and being more particularly described according to a topographic map prepared for Precision Machine Works, Inc. by James M. Beeson, September 7, 1954, as follows:

BEGINNING at a point in Piney Mountain Road, at or near the Southern side of Bridge crossing the P. & N. Railway, and running thence along a curved line approximately parallel to and 42-1/2 feet distant from the center of the P. & N. Railway track, a distance of 809 feet to a point in creek; thence along creek as a line in a southeasterly direction 85 feet, more or less, to point on the northern side of right-of-way of Southern Railway Company; thence with said right-of-way in a southwesterly direction a distance of 930 feet, more or less, to pin on Piney Mountain Road; thence with said Road in a northerly direction 132 feet, more or less, to the point of beginning.

It is the intention of this ⁸⁰⁹ mortgage to mortgage all land ~~deed and of the Grantor to convey all land owned by Grantor~~ lying between the rights-of-way of the Piedmont & Northern and Southern Railway Companies, a branch on the East, and Piney Mountain Road on the West, shown on the Greenville County Tax Maps as Lot 1, Block 9, on Sheet P10 and all the right, title and interest of the Grantor between all property above described and the center line of the rights of way of the Southern Railway Company, the Piedmont & Northern Railway Company, and the Piney Mountain Road, being the same property conveyed to Barbara J. Polk by deed of Grover C. Parham dated October 19, 1972, to be recorded herewith.

ALSO: one 3-ton P. & H. ⁸⁰⁹ overhead or bridge crane located in the shop on the above-described property.

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.