

NOV 10 1972 11 15 AM
RECORDED IN R.M.C. OFFICE

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **GERALD E. BARBER**

(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-three Thousand and No/100----- DOLLARS

(\$ 83,000.00), 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 S.C. Highway No. 14 in Chick Springs Township, in the Pleasant Grove Baptist Church Community, containing 6.463 acres, more or less, near the City of Greer, being shown on a plat for Jerry L. Barber made by Webb Surveying & Mapping Co. dated August, 1972, and being a portion of Tract No. 3 of the property of the T. J. Farmer Estate as shown on a plat recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 00, at page 11, and having, according to the first mentioned plat the following metes and bounds, to-wit:

BEGINNING at a corner on the Eastern side of S. C. Highway No. 14 at the corner of property now or formerly owned by Colvin Farmer and running thence with the line of said property N. 66-22 E. 714 feet to an iron pin; thence along the line of property now or formerly owned by Maudie Keller Farmer S. 10-40 E. 356.5 feet to an iron pin; thence S. 54-35 W. 631.5 feet to an iron pin; an old corner; thence N. 32-49 W. 185 feet to an iron pin; thence N. 29-15 W. 184 feet to an iron pin on the Eastern edge of S. C. Highway No. 14; thence along the Eastern side of S. C. Highway No. 14 N. 7-39 W. 115 feet to an iron pin, the beginning corner.

ALSO: All rights-of-way and easements for the installation and maintenance of a water line across property adjoining the above described property and all water taps connected therewith conveyed to Venture Ride Mfg., Inc. by Maudie Keller Farmer recorded in the RMC Office for said County and State in Deed Book 953, at page 375, and conveyed to the mortgagor herein by deed of Venture Ride Mfg., Inc. of even date to be recorded.

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.

ALSO: One overhead conveying stand or traveling crane, 75 feet wide and 125 feet long installed in and a part of the building to be constructed on the above described property.