

FILED
GREENVILLE CO. S. C.

BOOK 1230 PAGE 552

NOV 10 3 35 PM '77

ELIZABETH RIDDLE
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Spartan Leasing, Inc. of North Carolina, a corporation chartered under the laws of the State of North 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 One Hundred Thousand (\$100,000.00) ----- DOLLARS

(\$100,000.00), 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 _____ 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, has gained, 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 Laurens Road (U. S. Highway No. 276) in the City of Greenville, County of Greenville, State of South Carolina, and being a portion of the property shown on a plat prepared by C. O. Riddle, dated February, 1965, entitled "Property of Berry's, Inc." and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RRR at page 103, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern edge of the right of way for Laurens Road at the joint front corner of the premises herein described and property now or formerly of Lena Tolbert and running thence with the southwestern edge of said right of way for Laurens Road S. 24-56 E. 97.5 feet to an iron pin; thence continuing with the southwestern edge of said right of way for Laurens Road S. 26-49 E. 50 feet to a point; thence with a new line through property of Berry's, Inc. in a southwesterly direction 260 feet, more or less, to an iron pin; thence with the line of property now or formerly of C. D. & E. O. Bishop N. 50-32 W. 129.7 feet to an iron pin; thence with the line of property now or formerly of Lena Tolbert N. 44-27 E. 322.4 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Berry's, Inc., dated November 10, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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.