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FILED
GREENVILLE CO. S. C.
DEC 21 3 38 PM '72
ELIZABETH BOLE
MORTGAGE
N.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Southern Daisy Industries, 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 Two Hundred Fifty Thousand and no/100ths ----- DOLLARS

(\$ 250,000.00), 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 12 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 Western side of Augusta Street in the City of Greenville, is described as follows:

BEGINNING at an iron pin on the Western side of Augusta Street 135.3 feet North from Dunbar Street at the corner of Edyth Thruston Property and running thence with the line of said property and continuing with line of Barber-Coleman Property S. 65-00 W. 288 feet to an iron pin; thence S. 64-58 W. 39 feet to an iron pin; thence S. 25-00 E. 127.7 feet to an iron pin on Dunbar Street; thence with the Northern side of Dunbar Street N. 86-00 W. 314.2 feet to an pin on right-of-way of C. & G. Division of Southern Railway; thence with said right-of-way the following courses and distances: N. 54-07 E. 132.2 feet; N. 47-17 E. 100 feet; N. 41-35 E. 132.5 feet; N. 39-53 E. 57.3 feet; thence N. 36-30 E. 33.8 feet; thence N. 33-16 E. 51.8 feet; thence N. 29-15 E. 100 feet; thence N. 24-40 E. 100 feet; thence N. 20-08 E. 94.5 feet to a pin; thence N. 80-56 E. 32 feet to Northwestern side of Augusta Street; thence with Northwestern side of Augusta Street S. 5-06 E. 205.9 feet to a pin; thence with the Western side of said Street S. 8-52 E. 30.9 feet; S. 8-11 E. 38 feet; thence S. 10-18 E. 120 feet, more or less, to the beginning point.

This being the identical property conveyed to Claussen's, Inc. by Fuqua Industries, Inc. and Edyth L. Thruston by deeds recorded in the RMC Office for Greenville County respectively in Deed Books 734 at Page 67 and 753 at Page 177. The corporate name of Claussen's, Inc. was changed to Daisy Foods, Inc. in 1970; this being the identical property conveyed to Southern Daisy Industries, Inc. by deed recorded in the said Office in Deed Book 959 at Page 525.

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.