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BOOK 1286 PAGE 539

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Wesley V. Harrison (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

Fifty Thousand and No/100----- DOLLARS

(\$ 50,000.00 .), 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 15 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 34.14 acres, lying on the southern side of Pelham Road as is shown on a plat of property of Country Dinner Theater of Greenville, Inc. and A/E Inc. and others prepared by Campbell & Clarkson, Surveyors, dated May 5, 1967, and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 151 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pelham Road at the corner of property conveyed by P & W Constructors, Inc. to Harrison & Harrison (see Deed Vol. 929, at Page 427 and see Plat Book 4-L at Page 133), which point lies N. 89-00 E. 200.74 feet from the corner of Hoke Smith property and running thence with the southern side of Pelham Road the following courses and distances: N. 89-00 E. 104.46 feet, N. 88-14 E. 795.1 feet, N. 86-37 E. 150 feet, S. 82-39 E. 115 feet, S. 75-47 E. 30.61 feet to a point at the corner of Country Dinner Theater property; thence with the line of said property, S. 11-38 W. 550 feet; thence S. 50-52 W. 413.06 feet to an iron pin at the corner of McCall Mfg. Co.; thence with the line of said property, S. 41-30 W. 344 feet to an iron pin; thence continuing with the line of McCall Mfg. Co., the following courses and distances: N. 77-00 W. 350 feet, S. 59-25 W. 151 feet, S. 73-00 W. 190 feet, S. 79-30 W. 140 feet, S. 65-15 W. 250 feet, N. 79-40 W. 200 feet and N. 80-52 W. 165.5 feet to an iron pin in the line of Hoke Smith property; thence with the line of said property, N. 1-08 W. 680 feet to an iron pin at the corner of Harrison & Harrison property; thence with the line of said property, N. 89-00 E. 227.1 feet to an iron pin; thence continuing with the line of said property, N. 1-14 W. 499.2 feet to an iron pin on the southern side of Pelham Road, the point of beginning;

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