

REGULATION NO. 22
COMPLIED WITH
mc

FILED
GREENVILLE CO. S. C.
FEB 28 3 54 PM '73
DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1268 PAGE 346

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. C. & E. Realty Company, a Partnership

(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 Four hundred thirty-one thousand and no/100ths----- DOLLARS

(\$ 431,000.00), 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 25 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 William Street, in the City of Greenville, being part of Lots 9 and 10 as shown on a plat of Boyce Addition recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 22 at Page 934 and having the following metes and bounds description, to-wit:

BEGINNING at an iron pin on the Western side of William Street and the Southern side of a 15-foot alley and running thence with the Southern side of said alley S 64 W 159 feet to an iron pin; thence S 15-30 E 60 feet to a stake; thence N 64 E 159 feet to an iron pin on the Western side of William Street; thence with the Western side of William Street N 15-30 W 60 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, with improvements thereon, situate, lying and being on the Western side of William Street in the City of Greenville, being designated as a part of Lot No. 7 and Lots No. 9 and 11 of Block 6 on plat of Boyce Addition recorded in the RMC Office for Greenville County in Plat Book A at Pages 90 and 91, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the Northwestern corner of the intersection of William Street and Curry Alley, and running thence with the Western side of William Street, N 15-01 W 158.66 feet to an iron pin; thence S 76-05 W 155 feet to an iron pin; thence S 15-01 E 188.66 feet to an iron pin in line of Curry Alley; thence along the Northern side of Curry Alley N 64-00 E 156 feet to the point of beginning.

ALSO: All that piece, parcel or strip of land being shown as a part of Curry Alley lying between and abutting that property owned by the Mortgagor described herein on the Northern and Southern sides of said Alley, the property of the Mortgagor being shown and designated on the Greenville (continued on back)

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.