

REGULATION NO. 22
COMPLIED WITH

May 11 11 26 AM '73
DORRIS S. TANNERSLEY
R.H.C.

BOOK 1277 PAGE 299

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: IMPERIAL CONSTRUCTION CO., 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 ONE HUNDRED THIRTEEN THOUSAND SIX HUNDRED and no/100-----DOLLARS

(\$ 113,600.00), 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 20 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, near the Town of Simpsonville, at the end of a cul-de-sac at the Eastern end of Maple Court, being shown and designated as Lot No. 3 on a Plat of the Property of Maple Properties, dated November 4, 1972, made by R. B. Bruce, R.L.S., recorded in the RMC Office for Greenville County, South Carolina in Plat Book , Page , and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Maple Court, joint corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots, S. 29-40 E., 121.4 feet to a point in the line of property now or formerly of Dera Conway; running thence N. 57-03 E., 212 feet to a point in the right of way of Atlantic Coast Line Railway; running thence N. 43-27 W., 322.6 feet to a point; thence running S. 53-49 W., 137.4 feet to a point; thence running with the joint line of Lots Nos. 2 and 3, S. 29-57 E., 108.3 feet to a point, joint front corner of Lots Nos. 2 and 3, which point is the Northern side of Maple Court; thence running with the cul-de-sac of the said Maple Court, the radius of which is 50 feet to a point, the place 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.