

REGULATION NO. 22
COMPLIED WITH

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First Mortgage on Real Estate

BOOK 1281 PAGE 675

MORTGAGE FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 15 4 16 PM '73

DONNIE S. TANKERSLEY
YEARGIN PROPERTIES, INC.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(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 Million Two Hundred Fifty Thousand and No/100----- DOLLARS

(\$1,250,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as herein stated or as modified by mutual agreement, in writing, the final maturity of which is 18 months/ ~~xxxxxxx~~ 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,

All those certain pieces, parcels or tracts of land containing 8.93 acres and 1.41 acres, more or less, situate, lying and being on or near Pelham Road, Crescent Ridge Street and Kelley Court in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Parcels 2(A) and 2(B) as shown on plat entitled "Property of Yeargin Properties, Inc.", prepared by Enwright Associates, Engineers, dated July 5, 1972, and having, according to said plat, the following metes and bounds:

PARCEL 2(A) (8.93 acres):

BEGINNING at an iron pin at the Southwesternmost terminus of Kelley Court at the joint corner of the premises herein described and Parcel 1 and running thence with the line of the Southernmost terminus of Kelley Court and with the line of property now or formerly known as Pelham East Apartments S. 52-27 E. 396 feet to an iron pin; thence S. 37-33 W. 570.1 feet to an iron pin in the line of property now or formerly known as Section 1, Pleasantburg Forest Subdivision; thence with the line of Section 1, Pleasantburg Forest Subdivision as follows: S. 65-05 W. 144.7 feet to an iron pin, and thence S. 62-57 W. 200 feet to an iron pin in the line of property now or formerly known as Section 2, North Gardens Subdivision; thence with the line of said Section 2, North Gardens Subdivision as follows: N. 10-04 W. 152.7 feet to an iron pin, thence N. 10-11 W. 87 feet to an iron pin, thence N. 10-01 W. 80.2 feet to an iron pin, thence

(Cont'd. on attached Rider)

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.