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GREENVILLE CO. S. C.

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BOOK 1285 PAGE 109

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RACKLEY, BUILDER-DEVELOPER, 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 Four Hundred Ninety-five Thousand and no/100ths----- DOLLARS

(\$ 495,000.00 ), 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 three 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, Town of Simpsonville, containing 68.00 acres, more or less, 840 feet west of the right of way of U. S. Highway No. 276, in the corporate limits of the Town of Simpsonville, Austin Township, being a portion of property of IDA MAE LATIMER and J. M. LATIMER, as shown on a plat prepared by C. O. Riddle, Surveyor, dated June, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1, and being shown on a more recent plat of a survey for Rackley, Builder-Developer, Inc., made by Piedmont Engineers, Architects and Planners, dated June 20th, 1973 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the line of property owned by Jeff R. Richardson, Jr., as Trustee, which beginning point is S. 70-57 W., 840 feet from the right of way of U. S. Highway No. 276, at the northwesternmost rear corner of a 38.27 acre tract owned by Rackley, Builder-Developer, Inc., and running thence along the line of said tract, S. 19-03 E., 150 feet to an iron pin; thence continuing along the line of said tract, S. 23-53 E., 1203.4 feet to a point in the center line of Wildcat Branch; thence with Wildcat Branch as the line opposite property now or formerly owned by Goldsmith and Davenport, the following traverse courses and distances, to-wit: N. 71-30 W., 120 feet to a point, S. 72-50 W., 304.8 feet to a point, S. 46-46 W., 260.1 feet to a point, N. 79-50 W., 158.7 feet to a point, S. 60-25 W., 239.3 feet to a point, N. 81-50 W., 198.4 feet to a point, S. 66-34 W., 239.4 feet to a point, N. 82-17 W., 160.4 feet to a point, S. 77-28 W., 708.7 feet to a point, S. 81-28 W., 170.8 feet to a point, N. 45-30 W., 40.3 feet to a point, and S. 68-14 W., 100.4 feet to a point; thence leaving said branch and running along the line of property now or formerly owned by A. M. Hughes, N. 8-20 W., 1064.6 feet to an iron pin in or near Rocky Creek; thence along the line of property owned by (over)

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.

For No-Record Roll R&M Book 1285 Page 37

4328 W-1