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GREENVILLE CO. S. C.

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BOOK 1305 PAGE 412

First Mortgage on Real Estate

CONNOR G. TAYLOR
SHERIFF

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, 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 Twenty-eight thousand seven hundred and no/100ths-----DOLLARS

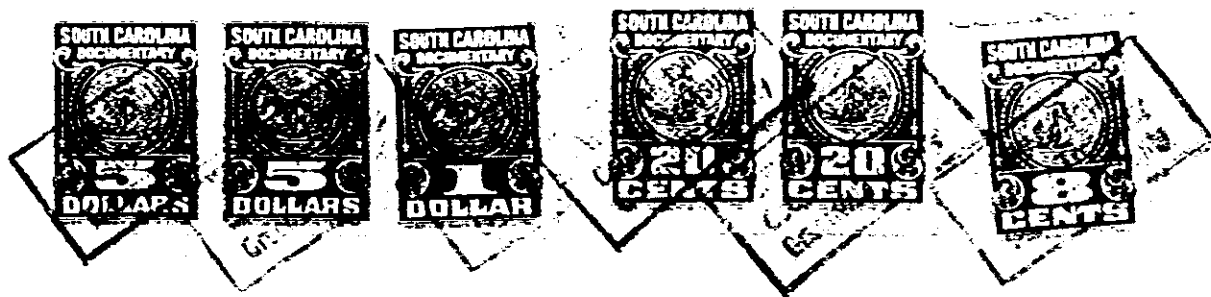
(\$28,700.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 29 years after the date hereof, unless extended by mutual consent, the terms of said 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, being shown and designated as Lot 54 on plat of Eastgate Village prepared by Piedmont Engineers & Architects dated May 15, 1973 and recorded in the RMC Office of the Greenville County Courthouse in Plat Book 4 X at Page 31 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of the cul-de-sac of Pritchard Lane at the joint front corner of Lots 54 and 55 and running thence with the common line of said Lots, N 27-00 E 60 feet to an iron pin at the joint rear corner of said Lots; thence along the common line of Lots 54 and 59, N 71-07 W 121.2 feet to an iron pin on the eastern side of an open greenway; thence along said greenway, S 22-33 W 76.15 feet to an iron pin at the joint corner of Lots 53 and 54; thence along the common line of said Lots, S 61-00 E 75 feet to an iron pin on the northern side of the afore-mentioned cul-de-sac; thence along said cul-de-sac the following courses and distances: N 57-00 E 25 feet and N 89-00 E 30 feet to an iron pin, 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.

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