

FILED
GREENVILLE CO. S. C.

MAY 24 3 53 PM '74

GONNIE S. TANKERSLEY
R.M.C.

200-1311-500

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAULDIN PROPERTIES, 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
Sixty-seven Thousand Dollars and no/100 ----- DOLLARS

(\$ **67,000.00**), 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 **2** 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, beginning at an iron pin on Old Laurens Road, which iron pin is 287 feet from the corner, of said original tract covered by the mortgage, and fronting on Old Laurens Road, and running along Old Laurens Road S. 24-27 E. 281.73 feet to an iron pin; thence turning and running N. 55-36 E. 143.87 feet thence N. 34-00 E. 53.78 feet to an iron pin; thence N. 55-36 E. 124.22 feet to an iron pin, the east rear corner of lot; thence turning and running N. 41-57 W. 84.55 feet to an iron pin; thence running N. 45-07 W. 100 feet to an iron pin; thence N. 48-17 W. 77.90 feet to an iron pin, the west rear corner of lot; thence turning and running S. 55-36 W. 221.03 feet to an iron pin, the point of beginning. This constitutes a first mortgage on the above described property.

ALSO, all that certain piece, parcel or lot of land, adjoining the above described property, beginning at an iron pin on Old Laurens Road at the joint front corner of parcel a and parcel b; and running thence N. 55-30 E. 143.87 feet to an iron pin; thence N. 34-00 E. 53.78 feet to an iron pin; thence N. 55-36 E. 124.22 feet to an iron pin at the joint rear corner of Parcel A and Parcel B; thence turning and running along the rear line of Parcel B S. 41-57 E. 15.45 feet to an iron pin; thence S. 38-47 E. 100 feet to an iron pin; thence S. 35-37 E. 100 feet to an iron pin; thence S. 33-41 E. 22 feet; thence S. 33-20 E. 720.5 feet to an iron pin at the rear corner of Parcel B; thence turning and running S. 55-01 W. 251.2 feet to an iron pin on Old Laurens Road; thence turning and running along Old Laurens Road thence turning and running N. 45-00 W. 513.3 feet to an iron pin; thence N. 42-00 W. 101.2 feet to an iron pin; thence N. 40-40 W. 145.8 feet to an iron pin; thence N. 24-27 W. 192.7 feet to an iron pin the point of beginning. This second paragraph constitutes a

[Handwritten signature]
a second mortgage, junior to the mortgage of the Mortgagors to George S. Inman and Edith A. Inman, recorded in the RMC Office for Greenville County in Mortgage Volume 1259, at page 65.

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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