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First Mortgage on Real Estate

DONNIE S. TANNERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Clinton Stables, Inc., as Trustee,
under Deed of Trust dated January 1, 1973, and Arkon Corporation,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, ~~the Mortgagor~~ Clinton Stables, Inc., as Trustee, as aforesaid, is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Three Hundred Twenty Thousand and no/100-----DOLLARS

(\$ 320,000.00), 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~~ Clinton Stables, Inc., as Trustee, as aforesaid, 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, ~~of Clinton Stables, Inc., as Trustee, as aforesaid,~~ 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 (\$300) 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 that certain tract of land situate on the west side of the Seaboard Coast Line Railroad and on both sides of Lakeside Drive in Gantt Township, S. C., comprising the easterly portion of Tract No. 1 on a Plat dated November 27, 1967, by John A. Simmons, surveyor of record in the office of the R.M.C. of Greenville County in Plat Book PPP at Page 195 containing 51.37 acres, more or less, and having the following courses and distances:

Beginning at a point at the southeasterly corner of the property herein described on the westerly edge of the Seaboard Coast Line Railroad right-of-way; thence N. 19-22 W., 596.27 feet to an iron pin corner; thence N. 72-18 W., 100 feet; thence N. 67-58 W., 579.78 feet to a corner; thence N. 20-55 E., 2135 feet to a corner; thence S. 59-47 E., 1079.13 feet to a corner on the westerly edge of said railroad right-of-way; thence S. 20-55 W., 2421.1 feet to the beginning corner.

The foregoing property is a portion of property described in a Trust Deed from Clinton Stables, Inc., to Clinton Stables, Inc., as Trustee, dated January 1, 1973, of record in the office of the R.M.C. of Greenville County in Deed Book 991 at Page 301.

The Mortgagor shall be entitled to the release of portions of the mortgaged premises from time to time upon pre-payment without penalty of principal sums in amount of \$8,800 per acre for the area covered in any such release of lien.

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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