

First Mortgage on Real Estate DONNE S. TANNERSLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK ULMER LUMBER CO., 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 Fourteen Thousand Six Hundred Seventy-one and 10/100-----DOLLARS

(\$ 14,671.10 ), 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 twenty-two 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 L; 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 known and designated as the front one-half of Lot No. 75 and the front one-half of Lot No. 76 on a plat of Palmetto Terrace prepared by J. Mac Richardson dated July 1, 1958, and having, according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin on the southeastern edge of Ferol Drive at the joint front corner of Lots 74 and 75 and running thence along the edge of Ferol Drive, N. 25-46 E. 70 feet to an iron pin at the joint front corner of Lots 75 and 76; thence continuing with the edge of Ferol Drive, N. 25-46 E. 60 feet to an iron pin at the intersection of Ferol Drive and Empire Drive; thence with said intersection, N. 70-46 E. 14.1 feet to an iron pin on the southwestern edge of Empire Drive; thence with the edge of Empire Drive S. 64-14 E. 85 feet to a point; thence leaving Empire Drive and a new line through and across Lots 75 and 76, S. 25-46 W. 140 feet to a point on the line of Lots 75 and 74; thence with the joint line of said lots, N. 64-14 W. 95 feet to an iron pin on the southeastern edge of Ferol Drive, being the point of beginning.

Being a portion of the property conveyed to the mortgagor herein by deed from William H. Holloway recorded in the R.M.C. Office for Greenville County in Deed Book 1006, page 524.



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.

03131

4328 RV-2