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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BLAKE P. GARRETT and

DAVID H. GARRETT

(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 ----- Two Hundred Thousand and No/100----- DOLLARS

(\$200,000.00), 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 ten (10) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying 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, on the northern side of Maple Street Extension and the southern side of the right-of-way of the Seaboard Coast Line Railway Company being a portion of 8.92 acres shown on a Plat of a Survey for Garrett and Garrett made by Carolina Engineering and Surveying Company, recorded in the RMC Office for Greenville County, S.C. in Plat Book UUU, page 117 and having according to a more recent Plat thereof made by Carolina Surveying Company dated January 27, 1972, the following metes and bounds, to-wit:

BEGINNING at a spike in or near the center line of Maple Street Extension at the corner of property now or formerly owned by E. W. King and running thence N.24-48 E. 210.9 feet to a point in the right-of-way of Seaboard Coast Line Railway Company; thence N. 47 E. 35.9 feet to a spike in the center line of the right-of-way of said railway company; thence with the center line of the right-of-way of said railway company N. 61-12 E. 507 feet to a spike at the corner of the other property owned by the mortgagors herein; thence S.28-45 E. 450 feet to a spike in or near the center line of Maple Street Extension (iron pin back off of said road 42 feet); thence in and with the right-of-way of Maple Street Extension the following courses and distances: N. 85-04 W. 156.5 feet to a spike, S. 86-45 W. 320 feet to a spike and S.77-37 W. 294.7 feet to a spike the point of beginning.

ALSO, an 80 foot strip lying east of the above described property on the northern side of Maple Street Extension and the southern side of the right-of-way of the Seaboard Coast Line Railway Company being more fully described as follows, to-wit:

BEGINNING at a spike in or near the center line of Maple Street Extension at the corner of property described in the preceding paragraph and running thence through Maple Street Extension S.82-07 E. 80 feet to a point; thence N.28-45 W. approximately 500 feet to a point in the center line of the

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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