

First Mortgage on Real Estate

1934-017

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 Twenty-Nine Thousand One Hundred Thirty-Four and 93/100-----DOLLARS

(\$ 29,134.93), 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-seven 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:

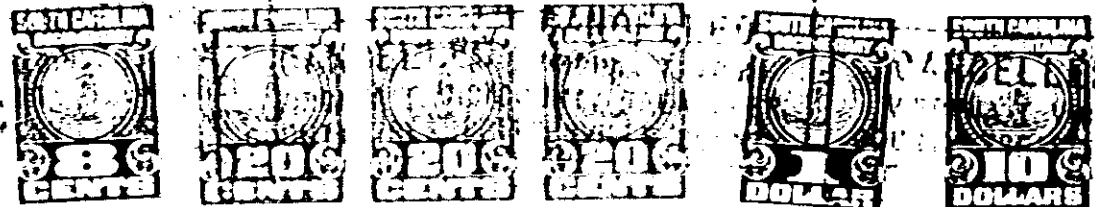
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying on the northern side of Trafalgar Road and being shown and designated as a major portion of Lot No. 128 on a plat of Section III of Northwood Hills, prepared by Piedmont Engineering Service, dated December 4, 1961 and recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 37, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Trafalgar Road at the joint front corner of Lots 128 and 129 as shown on said plat and running thence with the common line of said lots, N. 4-00 W. 175 feet to an iron pin; thence N. 84-23 E. 51 feet to an iron pin; thence N. 87-50 E. 49 feet to a point on the line of Lot No. 128; thence a new line through Lot 128 in a southerly direction approximately 178.5 feet to a point on the northern side of Trafalgar Road which point is N. 89-05 E. 135 feet from the joint front corner of Lots 128 and 129; thence with the northern side of Trafalgar Road, S. 89-05 W. 135 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Applied Investment & Development, Inc., ne Century 22, Inc. and recorded in the R.M.C. Office for Greenville County in Deed Book 1015, Page 198.

5.11.68



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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