

FILED
GREENVILLE CO. S. C.

JUN 11 12 54 PM '75

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First Mortgage on Real Estate of **BONNIE S. TANKERSLEY**
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. D. 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 **sixty-six Thousand and no/100-----DOLLARS**

(\$ 66,000.00), 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 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:

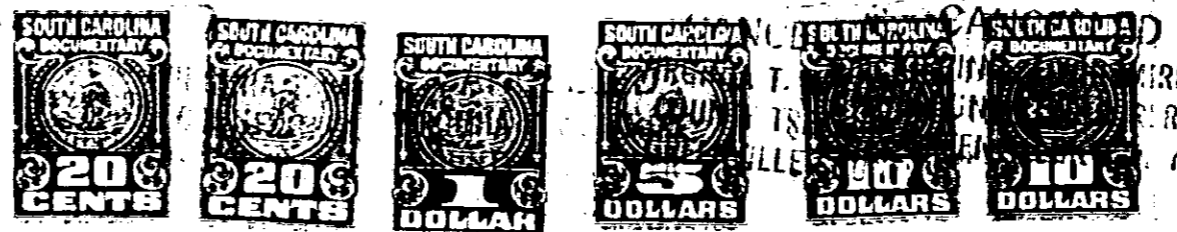
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown and designated as Lot No. One (1) of Mountain Ridge Industrial Park as shown on a plat thereof made by Freeland & Associates, R.L.S., dated November 28, 1972, as revised September 9, 1974, and having, according to said plat, the following metes and bounds:

Beginning at an old iron pin on the northern side of Rutherford Road (Old U.S. 29) and running thence with the northern side of said road N. 79-05 W. 17.41 feet to a pin; thence still with said road N. 75-52 W. 212.15 feet to a pin; thence N. 27-49 W. 34.7 feet to a pin; thence N. 17-35 E. 51.25 feet to a pin at the corner of Lot Two (2); thence with the line of said lot S. 72-52 E. 129.0 feet to an iron pin and N. 17-35 E. 210.0 feet to an iron pin on the line of Lot Four (4); thence with the line of that lot S. 72-25 E. 125.0 feet to property now or formerly of Brent Corporation; thence with the line of that property S. 17-35 W. 271.0 feet to the beginning corner.

This secures a note in the above stated amount of R. D. Garrett and Jo Ann Garrett.

5,26.40



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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