

FILED  
GREENVILLE CO. S. C.

BOOK 1345 PAGE 326

First Mortgage on Real Estate

FEB 4 2 40 PM '75  
DONNIE S. TANKINSLEY  
R.H.C.  
**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, 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 Six Hundred Fifty Thousand and no/100-----DOLLARS

(\$ 650,000.00 ), 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 five (5) 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

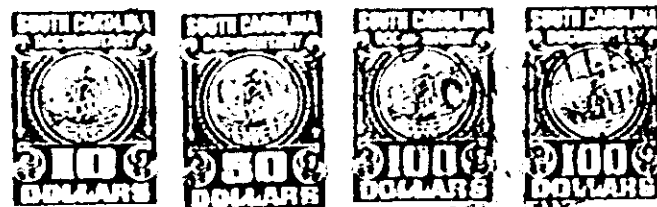
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, containing 56.41 acres on the eastern side of Strange Road, being shown and designated as Grey Fox Run (formerly Bloomsbury Park) on a preliminary subdivision plan prepared by C. O. Riddle, RLS, dated April 8, 1975 and being described, more particularly, to-wit:

BEGINNING at point in Strange Road near the joint corner of the within described property and property now or formerly belonging to Montgomery and running thence S. 87-24-30 E. 350.86 feet to an iron pin in the rear line of Lot No. 98; thence N. 2-35-30 E. 92.54 feet to an iron pin in the rear line of Lot No. 97; thence N. 8-03 E. 371 feet to an iron pin; thence N. 7-10 E. 60 feet to a point in the center of Cane Creek; thence along the center line of said creek, N. 78-31 E. 259.1 feet to a point; thence N. 54-09 E. 278.3 feet to a point in said creek; thence N. 66-24 E. 215.5 feet to a point in said creek; thence N. 48-24 E. 291.5 feet to a point in said creek; thence leaving Cane Creek S. 11-40 E. 272 feet to an iron pin; thence S. 13-50 E. 652.9 feet to an iron pin; thence S. 14-06 E. 806.5 feet to an iron pin; thence S. 82-58 W. 559 feet to an iron pin; thence S. 2-01 W. 560.5 feet to an iron pin; thence N. 75-16 W. 299.4 feet to an iron pin; thence N. 75-38 W. 109.9 feet to an iron pin; thence N. 74-44 W. 241.6 feet to an iron pin; thence N. 75-57 W. 172.6 feet to an iron pin; thence N. 75-20 W. 412.1 feet to a point in Strange Road; thence N. 3-00 E. 1000.76 feet to the point of beginning.

The above described property includes Lots 1 through 102 and Lots 104 through 132 of Grey Fox Run.



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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