

SEP 4 2 27 PM '75

DONNIE S. TANKERSLEY

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Irvine Street Realty Corp.

(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 Thirty-five Thousand and No/100 ----- DOLLARS

(\$35,000.00), 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 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,

All that lot of land with improvements situate, lying and being on the Northern side of Willard Street, in Greenville, South Carolina, being shown and designated as Lot No. 24 on a plat of Abney Mills Poinsett Plant Property, made by Pickell and Pickell Engineers, dated March 5, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 51, reference to which is hereby craved for the metes and bounds thereof.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Jefferson Circle, being shown and designated as Lot 20, on a plat of a subdivision for Abney Mills, Poinsett Plant, Greenville, S.C., made by Pickell & Pickell, Engineers, March 5, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at Page 51, reference to said plat being craved for a complete and detailed description thereof.

ALSO: All that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northern side of Badger Street, in Greenville County, South Carolina, being shown and designated as Lot No. 64, Section 6, on a plat of a subdivision for Dunean Mills made by Pickell & Pickell, Engineers, dated June 7, 1948, revised June 15, 1948, and August 7, 1948, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book S, pages 176 and 177, reference to which is hereby craved for the metes and bounds thereof.

ALSO: All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated on plat entitled "Property of Joe Allen Sloan" prepared by Carolina Engineering & Surveying Co., dated May 25, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-E at page 13. According to said plat, this lot fronts 44 feet on the southwesterly side of Stafford Street with a depth of 100 feet on each side and being 44 feet across the rear.

(See attached sheet)

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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