

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: LAND PROPERTIES, A GENERAL PARTNERSHIP

(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/100ths-----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 fifteen 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 certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in the County of Greenville, City of Greenville, South Carolina, as shown on plat entitled "Property of Land, Inc." dated August 24, 1977, prepared by Freeland & Associates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-E at Page 70 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the intersection of Heldman Street and East Washington Street entering thence, along the eastern side of Heldman Street, S. 18-17 W. 165.0 feet to an iron pin near an alley; thence, with the northern side of said alley, S. 70-57 E. 53.79 feet to an old iron pin; thence, continuing with the northern side of said alley, S. 71-14 E. 72.8 feet to an iron pin; thence, S. 19-00 W. 14.5 feet to an old iron pin; thence, S. 17-15 W. 162.65 feet to an old iron pin on the eastern side of East McBee Avenue; thence, along the eastern side of East McBee Avenue, S. 72-15 E. 49.9 feet to an old iron pin; thence, N. 17-17 E. 162.09 feet to an iron pin; thence, S. 71-37 E. 0.82 feet to an iron pin; thence, N. 19-04 E. 179.1 feet to an iron pin on the southern side of East Washington Street; thence, along the southern side of East Washington Street, N. 71-08 W. 179.7 feet to an old iron pin, the point and place of beginning.

This is the same property conveyed to the within Mortgagor by deeds of Bankers Trust, etc., and Land, Inc., both recorded August 31, 1977, in the

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RECORDED IN DEED BOOK 1063, AT PAGE 8

R.M.C. Office for Greenville County, S.C. in Deed Book 1063, at pages 8 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.

878 and 880, respectively.