

Mortgagee's address: P O Box 1269, Greenville, SC 29602
First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PHILLIPS TEXTILE MARKETING 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

Sixty-three Thousand and No/100 ----- DOLLARS

(\$ 63,000.00), 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, City of Greenville, in McAlister Plaza, on the northeastern side of Edinburgh Court, being more particularly shown on a plat entitled "Property of Phillips Textile Marketing Co., Inc." prepared by Freeland & Associates, dated November 22, 1977, recorded in Plat Book 6K at Page 51 of the P&C Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Edinburgh Court parking area at the joint corner of this property and property of I.C. Holloway, Jr., and running thence, N 62-36 W 51.7 feet to a nail and cap; thence turning and running, N 26-59 E 287.1 feet to an old iron pin in the center of a ten foot driveway, and continuing along the center of said driveway, S 62-45 E 28.1 feet to an old nail and S 61-10 E 21.9 feet to an old nail at the joint rear corner of this property and property of Holloway; thence turning and running with the common line of this property and property of Holloway, S 26-33 W 286.9 feet to a nail and cap, the point of beginning.

Also all of Mortgagor's rights and privileges for parking purposes, exclusive and non-exclusive, contained in Deed Book 725 at Page 433 and as seen in the amendments to restrictive covenants in regard to parking as recorded in Deed Book 656, Page 157; Deed Book 676, Page 546; and in Deed Book 697 at Page 325; and also all of Mortgagor's rights of ingress and egress over and through a strip of land of width sufficient for the passage of automobiles or other vehicles into the above-described contiguous parking area, both from the entrance on the northwest side of Frederick Street and the entrance on the southeast side of Greenacre Road, including Mortgagor's rights of ingress and egress over any contiguous alleys or entrance ways.

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.

This is the same property conveyed to the Mortgagor by deed of Henderson, Lindsay & Michaels, Inc. dated November 21, 1977 and recorded of even date herewith.

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