

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MINER SAW WORKS, 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 One Hundred Thousand and No/100----- DOLLARS

(\$ 100,000.00 ), 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 \_\_\_\_\_ 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, Austin Township, on the western side of Parkins Mill Road and having the following metes and bounds, according to a plat of property of MINER SAW WORKS, INC., prepared by T. H. Walker, Jr., R.L.S., dated April 16, 1977.

BEGINNING at an iron pin on the western side of Parkins Mill Road and running thence along the line of the property of Otis C. Raines, Jr. N. 88-00 W., 236.2 feet to an iron pin; thence S. 73-32 W., 330.9 feet to an iron pin on the line of the property of Crane 25.1 feet from a R.R. spike in the center of Nursery Road; thence N. 69-42 E., 193 feet to an iron pin; thence N. 2-14 E., 231.6 feet to an iron pin; thence N. 78-51 W., 109.4 feet to an iron pin on the line of the Property of Martin; thence along the south side of Dirt Road S. 81-19 E., 118 feet to an old iron pin on the line of said Dirt Road; running thence down the center of said Dirt Road N. 83-10 E., 374.6 feet to an old iron pin on the western side of Parkins Mill Road; thence along said Parkins Mill Road S. 5-12 W., 152.4 feet to an iron pin; thence continuing along said Parkins Mill Road S. 1-58 W., 108.9 feet to an iron pin at the beginning corner.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, South Carolina, on the western side of Mauldin Road and having the following metes and bounds, according to a plat of property of William L. Ward and Kathleen G. Ward dated March 9, 1968 and recorded in the Office of the Clerk of Court for Greenville County in Plat Book XXX at Page 123.

BEGINNING at an iron pin 25 feet from an iron pin in center of County Road, joint corner with Martin, Crane, and Raines property and running thence along a line of Martin Property N. 15-30 E. 329.2 feet to an iron pin 15 feet from center of Dirt Road; thence along said Dirt Road S. 77-52 E., 109.4 feet to an iron pin 15 feet from center of said Dirt Road; thence along line of Ward Property S. 3-10 W., 230.9 feet to an iron pin 25 feet

(Continued on back)  
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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