

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt 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 Forty-one thousand five hundred fifty and no/100ths-----DOLLARS

(\$41,550.00), 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 29 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, on the northeastern corner of the intersection of Gray Fox Square and Cane Creek Court being shown and designated as Lot 89 as shown on a plat of Gray Fox Run Sub-division prepared by C. O. Riddle, dated November 6, 1975 and revised March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Gray Fox Square at the joint front corner of Lots 89 and 90 and running thence along the common line of said Lots, N 2-03 E 151.2 feet to an iron pin at the joint rear corner of Lots 88 and 89; thence along the common line of said Lots, S 70-00 E 140.6 feet to an iron pin on the western side of Cane Creek Court at the joint front corner of said Lots; thence along said Court, S 20-00 W 100.8 feet to an iron pin at the intersection of said Court and Gray Fox Square; thence S 62-13 W 37 feet to an iron pin on the northern side of Gray Fox Square; thence N 82-41 W 70.9 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of Clyde N. Strange recorded in the RMC Office for Greenville County in Deed Book 1010 at Page 243. Threatt-Maxwell Enterprises, Inc. has since become Threatt Enterprises, Inc.

November 13, 1974

GCTO --- 1 NC 978 474

3.0001

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.

4328 RV.2

0417