

P. O. Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.
MAR 23 12 58 PM '78
DONNIE S. TANKERSLEY
R.H.C.
MORTGAGE

BOOK 1426 PAGE 754

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. PROFFITT, 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 SIX HUNDRED AND NO/100 ----- DOLLARS

(\$ 63,600.00), 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, lying and being on the northwesterly side of Briar Creek Road, near the City of Greenville, S. C., and being known and designated as Lot No. 79 on plat entitled "Map No. 5, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Briar Creek Road, said pin being the joint front corner of Lots 79 and 80 and running thence with the common line of said lots N 57-26 W 140 feet to an iron pin, the joint rear corner of Lots 79 and 80; thence N 32-34 E 125 feet to an iron pin, the joint rear corner of Lots 78 and 79; thence with the common line of said lots S 57-26 E 140 feet to an iron pin on the northwesterly side of Briar Creek Road; thence with the northwesterly side of Briar Creek Road S 32-34 W 125 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., dated March 21, 1978, and recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 1075 at Page 810 on March 23, 1978.

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[Faint signatures and stamps]

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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