

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.H.C.  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: POINSETT 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 Ninety Thousand and no/100 DOLLARS

(\$ 90,000.00 ), 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 of the first installment, 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, located on the eastern side of Poinsett Highway, and being shown and designated as Tract Number Two (2) on plat of property made for A. J. and Kina M. Jewell and E. H. Batson by Jones Engineering Service, dated January 20, 1978, and having the following courses and distances, to-wit:

BEGINNING on the eastern side of said highway at the joint front corner of Tracts 2 and 3 on said plat, 88.6 feet south from E. Perry Road, and running thence as the common line of Tracts 2 and 3 and other property, N. 37-20 E., 221 feet to service alley; thence S. 40-26 E., 145.6 feet to rear corner of Tract No. 1 on said plat; thence with the line of Tract No. 1, S. 36-25 W., 135 feet to point on outside side of sidewalk in front of buildings; thence S. 80-42 W., 121.3 feet to eastern side of right of way of Poinsett Highway; thence with the eastern side of said highway, N. 24-37 W., 69.7 feet to the beginning corner.

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, located on the southeastern corner of Poinsett Highway and E. Perry Road Extn., and being shown on a plat of property made for A. J. and Kina M. Jewell and E. H. Batson by Jones Engineering Service, dated January 20, 1978, and having the following metes and bounds, to-wit:

BEGINNING at the southeast corner of E. Perry Road Extn. and Poinsett Highway and running thence along the southern side of E. Perry Road Extn., N. 40-33 E., 119 feet to pin; thence S. 52-29 E., 72.5 feet to pin on line of the Jewell Estate; thence with Jewell Estate line, S. 37-20 W., 158.1 feet to the eastern side of Poinsett Highway; thence with the eastern side of said highway, N. 26-15 W., 88.6 feet to the beginning corner.

Property shown as Tract 3 on said plat.

This is the same property conveyed to the mortgagor herein by Sam D. Wyche by deed dated March 30, 1978, and recorded March 30, 1978, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1076, at Page 297.

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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