

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate

Mortgagee's address: Post Office Box 1268
Greenville, SC 29602

OCT 27 3 20 PM '78

MORTGAGE

CONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B & W 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 Twenty (20) 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,

ALL that certain piece, parcel or tract of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina and on the Western side of Parkins Mill Road, approximately 288.70 feet from said road, and having, according to a plat prepared by T. H. Walker, Jr., R.L.S., dated February 17, 1978, entitled "Property of B & W Properties" and recorded in the R.M.C. Office for Greenville County in Plat Book 6-Q at Page 6, has the following metes and bounds, to-wit:

BEGINNING at an iron pin 25.1 feet from an old railroad spike in the center of Nursery Road at the joint corner of this tract and property now or formerly of Martin and running thence with the joint line of said property N. 14-27 E., 329.85 feet to an iron pin on the Southern edge of a road; running thence along the Southern side of said road, S. 81-19 E., 118 feet to an old iron pin; running thence N. 83-10 E., 39.18 feet to an iron pin in said road; running thence along the line of property now or formerly of Miner Saw Works, Inc., S. 7-17 E., 229.2 feet to an iron pin; running thence S. 73-32 W., 278.4 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Miner Saw Works, Inc., recorded in the Greenville County R.M.C. Office in Deed Book 1078 at Page 947 on May 10, 1978.

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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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