

First Mortgage on Real Estate

FILED
GREENVILLE S. C.
BOOK 1089 PAGE 633
APR 16 11 29 AM 1968

MORTGAGE

CLERK OF COURTS
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Allied Textile Sales, 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 - - - - - THIRTY FIVE HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 3500.00), with interest thereon at the rate of 6-3/4% per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ten 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 northern side of Oil Mill Road, near the City of Greenville, and according to a plat of property of Allied Textile Sales, Inc. made by Carolina Engineering & Surveying Company on January 17, 1968, is described as follows:

BEGINNING at an iron pin on the northern side of Oil Mill Road at the corner of property now or formerly owned by H. J. Martin and running thence with said Road, S. 75-38 W. 102 feet to pin at corner of other property of J. C. Goodwin; thence with the line of said property, N. 21-06 W. 136.8 feet to an iron pin in line of Jones property; thence with line of said property, S. 56-00 E. 129.2 feet to an iron pin; thence continuing with line of said property, N. 34-00 E. 235.5 feet to an iron pin on Pendleton Road; thence with the southwestern side of said Road, S. 56-00 E. 92 feet to an iron pin at the corner of Martin property; thence with the line of said property, S. 34-00 W. 266.2 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deeds of J. C. Goodwin and Vera Cox Bailey to be recorded herewith.

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.

PAID AND SATISFIED IN FULL
THIS 5 DAY OF Sept. 1968
FIDELITY FEDERAL SAVINGS AND LOAN ASSOC
BY Shelby N. Williams
WITNESSES:
Fidelity N. Farnsworth
James H. Spelman

RECORDED AND INDEXED
12 DAY OF Sept. 1968
B. E. C. FOR CLERK OF COURTS
GREENVILLE, S. C.