

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Greene Bar-S Co., 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-Eight Thousand and No/100-----DOLLARS (\$ 48,000.00), with interest thereon at the rate of 6 3/4ths 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 fifteen 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, being known and designated as Lot No. 32 on plat of P. F. and W. L. Cunningham, dated June 12, 1924, containing 5.92 acres, more or less, and according to plat recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "F" at Page 267, having the following metes and bounds, to-wit:

BEGINNING at a stake at Farris Bridge Road at intersection of said road with Franklin Road and running thence along the said Farris Bridge Road, S. 50-30 E. 331.7 feet to a stake at the joint front corner of Tracts 31 and 32; thence along the line of Tract No. 31 in a southwesterly direction 840 feet to an stake in the line of Tract No. 40; thence with the line of Tract No. 40, N. 31-10 W. 331 feet to a stake in said Franklin Road; thence with said Franklin Road, N. 48-40 E. 730 feet to the point of beginning.

LESS HOWEVER, ALL that certain parcel of land conveyed by the Mortgagor herein to Fidelity Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County in Deed Book 814 at Page 83, consisting of .92 acre and having according to a Plat designated as a portion of the property of Greene Bar-S Co. prepared by Piedmont Engineers & Architects dated January 24, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Farr's Bridge Road and running with the West side of Farr's Bridge Road S. 48-41 E. 130 feet to an iron pin; thence S. 49-39 W. 318.84 feet to an iron pin; thence N. 40-21 W. 128.68 feet to an iron pin on the South side of Eunice Drive; thence with the South side of Eunice Drive, N. 49-39 E. 300 feet to an iron pin the point of beginning.

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.

*At Book 1094 page 974
 10-31-77*