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OLLIE FARNSWORTH  
R.M.C.

BOOK 1158 PAGE 44

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville Development Corp. (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
(formerly McCall-Threatt Enterprises, Inc.)

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 -----  
Twenty-One Thousand and no/100----- DOLLARS  
(\$ 21,000.00--- ), with interest thereon at the rate of Eight-----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 Twenty----- 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 shown as Lot 65 on plat of Merrifield Park, Section I, recorded in Plat Book 000 at page 177, and having according to said plat the following metes and bounds:

Beginning at an iron pin on Hillsborough Drive at the joint front corner of Lots 64 and 65 and running thence along the joint line of said lots, S 1-40 W 175 feet to an iron pin at rear corner of Lots 64, 65, 69 and 70; thence with line of Lot 69, N 88-20 W 110 feet to an iron pin in the line of Lot 67; thence with line of Lots 67 and 66, N 1-40 E 175 feet to an iron pin on Hillsborough Drive; thence with said Drive, S 88-20 E 110 feet to the point of beginning.

Being a portion of the property conveyed to McCall-Threatt Enterprises, Inc., by deed recorded in the RMC Office for Greenville County.

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.

*For Modification & Assumption Agreement. see R.E.M. Book 1194 page 467.*