

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MAY 23 3 42 PM '71  
MORTGAGE  
R. M. C. NORTH

BOOK 1191 PAGE 445

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RUTH W. BLACK, HARRIET B. BLACK,  
EDWARD BARNWELL BLACK AND NAN LESTER BLACK

(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 Sixty-eight Thousand and No/100-----DOLLARS (\$ 68,000.00 ), with interest thereon at the rate of 7 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 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, City of Greenville, at the Northeasterly corner of the intersection of East Washington Street and North Irvine Street as shown on plat entitled "Property of Ruth W. Black, Harriet B. Black", prepared by Dalton & Neves, Engineers, dated July, 1970, and having, according to said plat, the following metes and bounds:

BEGINNING at a point at the Northeasterly corner of the intersection of East Washington Street and North Irvine Street and running thence with the Easterly side of North Irvine Street N. 21-10 E. 131.2 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Pyle, Richardson and Johnston; thence with the line of said Pyle, Richardson and Johnston property S. 68-44 E. 102.2 feet to an iron pin at the joint rear corner of the premises herein described, said Pyle, Richardson and Johnston property and property now or formerly of Stokes; thence with the line of said Stokes property and property now or formerly of Morrah and Norwood S. 68-33 E. 77.8 feet to an iron pin; thence S. 21-10 W. 128.6 feet to an iron pin on the Northerly side of East Washington Street; thence with the Northerly side of East Washington Street N. 69-28 W. 180 feet to the point of beginning.

It is expressly understood and agreed that the premises hereinabove described is subject to the terms and provisions of that certain lease executed by and between the mortgagors herein, as Lessors, and Lires, Inc., as Lessee, dated January 31, 1971, evidenced by memorandum of Lease recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book at page .

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.