

First Mortgage on Real Estate
PLEASANTBURG

FILED
GREENVILLE CO. S. C.
JUL 13 3 19 PM '71
OLLIE FARNSWORTH
R. M. P.
MORTGAGE

BOOK 1198 PAGE 434

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ADVANCE BUILDERS, INC., (hereinafter referred to as Mortgagor) SEND(S) GREETING:
OF GREENVILLE

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-five Thousand and no/100----- DOLLARS (\$ 25,000.00----), with interest thereon at the rate of Seven and 1/2--- 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-five 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 84 on plat of Section 4, Del Norte Estates, recorded in Plat Book 4N at page #8 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the northeastern side of Del Norte Road, and running thence with said road, N 23-36 W 75.0 feet to an iron pin at the intersection of Del Norte Road and Newtonmore Road; thence with said intersection, the chord of which is N 21-24 E 35.3 feet to an iron pin; thence with Newtonmore Road, N 66-24 E 115.0 feet to an iron pin; thence turning and running S 23-36 E 100 feet to an iron pin; thence with line of Lot 85, S 66-24 W 140 feet to an iron pin on Del Norte Road, the point of beginning.

Being the same property conveyed to the mortgagor by deed of Threatt-Maxwell Enterprises, Inc., 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.