

FILED
GREENVILLE CO. S. C.

BOOK 1221 PAGE 113

FEB 2 3 44 PM '72

OMORRAGE
R. H. C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SHOPS, 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 NINETY-THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS

(\$93,750.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is fifteen years after ~~December 31, 1972~~ August 1, 1972, 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,

All those pieces, parcels or lots of land situate in the City and County of Greenville, State of South Carolina described as follows:

1. Lot situate on the south side of Arlington Avenue described as follows: BEGINNING at a stake on the south side of Arlington Avenue at the joint corner of the lot herein conveyed and property now or formerly owned by Emma L. Butler which stake is approximately 90 feet from the eastern side of Anderson Street and running thence along the South side of Arlington Avenue in an easterly direction 52 1/4 feet to a stake at the corner of property now or formerly owned by Mrs. W. F. Morton; thence along the line of said Morton property in a southerly direction 68 1/4 feet to a stake; thence in a westerly direction 59.4 feet to a stake; thence with line of said Butler property in a northerly direction 69.7 feet to the point of beginning. ~~and being the same property conveyed to the Mortgagor by deed recorded in Book 1221 at Page 550~~

Also:

2. Lot situate on the eastern side of Anderson Street and described as follows: BEGINNING at an iron pin on the eastern side of Anderson Street at the joint corner of this lot and property now or formerly owned by J. N. Watkins and running thence with said Watkins line in an easterly direction 175.3/4 feet to a stake in line of property now or formerly owned by W. F. Martin; thence with the line of said Martin property in a northerly direction 64 feet to a point thence with the line of property now or formerly owned by W. T. Wood and A. P. Dubose in a westerly direction 159 feet to a point on the eastern side of Anderson Street; thence with the eastern side of Anderson Street in a southerly direction 66 1/4 feet to the point of beginning. ~~and being the same property conveyed to the Mortgagor by deed recorded in Book 1221 at Page 771~~

(Continued on Page 4)

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.