

FILED
GREENVILLE CO. S. C.
FEB 22 10 38 AM '72
OLLIE FARNSWORTH
R. A. C.
MORTGAGE

BOOK 1223 PAGE 119

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B-T-M Corporation

(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 - - - - - ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/100THS- - - - - DOLLARS

(\$168,000.00), 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 five (5) 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, in Chick Springs Township, on the eastern side of Edwards Mill Road and having, according to a plat of survey by J. Q. Bruce, Registered Surveyor, dated March 18, 1964, the following metes and bounds, to-wit:

BEGINNING at a point in Edwards Mill Road in the center of the bridge over Mountain Creek and running thence down the meanders of Mountain Creek as the line the following traverse courses and distances: N. 6-40 E. 75 feet, N. 43-58 E. 117 feet, S. 34-23 E. 144 feet, S. 58-04 E. 130 feet, S. 1-00 E. 123 feet, and S. 36-27 E. 60 feet to a point in said Creek; thence in a northeasterly direction 15 feet, more or less, to an iron pin on the Creek Bank; thence leaving Mountain Creek and running thence N. 42-36 E. 124 feet to an iron pin; thence N. 24-48 E. 110 feet to an iron pin; thence N. 19-00 E. 100 feet to an iron pin; thence S. 71 E. 160 feet to an iron pin on the western side of a county road known as Old Mill Road; thence crossing Old Mill Road S. 71 E. 50 feet to a point on the eastern side of said road; thence along said road, N. 19-00 E. 117 feet to an iron pin; thence S. 59-23 E. 357 feet, more or less, to an iron pin; thence S. 35-30 E. and crossing Mountain Creek 765.2 feet to an iron pin; thence S. 59-38 W. 1,080.3 feet to an iron pin on the eastern side of Edwards Mill Road; thence along Edwards Mill Road as the line in a northwesterly direction 1400 feet, more or less, to the beginning corner.

There is excepted from this conveyance that 50 foot road which traverses the above described tract a distance of 760 feet, more or less, being a county road known as Old Mill Road and being more particularly described on a plat of survey recorded in the REC Office for Greenville County in Plat Book 000 at page 159.

It is understood and agreed that the Mortgagee will release any lot from the lien of this mortgage upon payment of a release price of \$4500.00 or 70% of the sale price, whichever is greater.

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.