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ELIZABETH RIDDLE
R.M.C.

BOOK 1249 PAGE 208

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FOUNTAIN INN BUILDERS, 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 **One Hundred Fifty Thousand and No/100-----DOLLARS**

(\$150,000.00----), 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 **three ---** 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, **Town of Fountain Inn**, containing 50.78 acres, more or less, according to a plat of Property of Mable T. Knight prepared by C. O. Riddle, R.L.S., dated December, 1968 and being more particularly described in accordance with said plat, to-wit: BEGINNING at a nail and cap in the center of intersection of Fountain Inn Drive and Speedway Drive and running thence along center of Speedway Drive S. 58-01 E. 1,170.8 feet to a nail and cap; thence continuing along center of said Speedway Drive S. 56-36 E. 425 feet to an iron pin; thence S. 36-05 W. 22.6 feet to an iron pin in the edge of said Speedway Drive; thence along the joint property line of Cozette Gault S. 36-05 W. 649.2 feet to an iron pin; thence along joint property line of Belmont Heights Subdivision S. 21-44 W. 634.4 feet to an iron pin; thence along joint property line of H. Hampton Bryson Estate S. 88-20 W. 1,056.2 feet to an iron pin; thence N. 72-39 W. 303 feet to a point; thence N. 18-05 E. 523.5 feet to a nail and cap in the center of Fountain Inn Drive; thence along center of Fountain Inn Drive N. 23-14 E. 325 feet to a nail and cap; thence continuing along the center of Fountain Inn Drive N. 19-10 E. 164.3 feet to a nail and cap; thence continuing along center of Fountain Inn Drive N. 15-44 E. 993.7 feet to the point of beginning.

THIS BEING the same property conveyed to the Mortgagor herein by deed from Paul T. Henson dated September 14, 1972 and to be recorded of even date herewith.

THE MORTGAGEE agrees that individual lots shall be released on payment of \$1,650.00 or 75% of sales price of said lot, whichever is the greater amount.

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.