

First Mortgage on Real Estate

NOV 3 5 50 PM '77  
SOUTH CAROLINA  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, 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 Seventy-two Thousand and 00/100 ----- DOLLARS

(\$ 172,000.00 ), 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 two (2) 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, South Carolina, consisting of 57.41 acres as shown on a plat of survey prepared by C. O. Riddle entitled "Property of Clyde N. Strange and Nina G. Strange", dated June, 1974, said property being bordered on the West by Strange Road, on the north by Cane Creek, and property of Marshall and Hattie L. Montgomery, on the east by property of Thomason, Cunningham, Davis and Hammond, and on the south by property of Hammond, Plemmons and others, being more fully described by metes and bounds as follows:

BEGINNING at an iron pin at the northwestern corner of said tract said iron pin situated in Strange Road at the joint corner of this property and property of Marshall and Hattie L. Montgomery running thence S. 87-24 E. 350.2 feet to an iron pin; thence N. 8-03 E. 371 feet to an iron pin near Cane Creek; thence N. 7-10 E. 60 feet to a point on Cane Creek; thence in a northeastern direction with Cane Creek being property line the traverse of which is as follows:

N. 78-31 E. 259.1 feet to a point; thence N. 54-09 E. 278.3 feet to a point; thence N. 66-24 E. 215.5 feet to a point; thence N. 48-24 E. 291.5 feet to an iron pin; thence running along the property line of Thomason, S. 11-40 E. 272 feet to an iron pin and stone; thence along the line of Cunningham, S. 13-50 E. 652.9 feet to an iron pin; thence along the line of Davis, S. 14-06 E. 806.5 feet to an iron pin; thence along the line of Hammond, S. 82-58 W. 559 feet to an iron pin; thence S. 2-01 W. 560.5 feet to an iron pin; thence turning and running N. 75-16 W. 299.4 feet to an iron pin; thence N. 75-38 W. 109.9 feet to an iron pin; thence N. 74-44 W. 241.6 feet to an iron pin; thence N. 75-57 W. 172.6 feet to an iron pin; thence N. 75-20 W. 412.1 feet to an iron pin; thence N. 75-20 W. 412.1 feet to an iron pin in Strange Road, said iron pin situated approximately 332 feet from Brushy Creek Road; thence running at Strange Road N. 3-00 E. 1093.3 feet to the point of beginning.

This conveyance is subject to an existing Duke Power Company right-of-way approximately 60 feet in width, but the width statement is not a representation and it is not guaranteed; and this conveyance is made subject to any and all easements, rights-of-way and restrictions of public record anywhere \*\*

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.

\*\* or obvious from an inspection of the premises.

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