

First Mortgage on Real Estate

MORTGAGE

Box 1268
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES C. FORD and DOYCE C. FORD

(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 TWENTY FIVE THOUSAND AND NO/100 -----DOLLARS

(\$ 25,000.00), 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 25 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, containing 26.266 acres, more or less, on the western side of the Princeton Road (also known as Lebanon Mill Road), or South Carolina No. 23-69, four miles from Princeton, near Lebanon Church, in Dunklin Township, being a portion of 177.6 acres and shown on a plat made for Lewis Verdin by W. M. Nash, Surveyor, recorded in the RMC Office, Greenville County, S. C., in Plat Book N, page 99, and having according to a more recent survey for James C. Ford and Doyce Ford, made by F. E. Ragsdale, R.L.S., dated February 2, 1977, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of South Carolina Highway No. 23-69, (iron pin back at 43 feet) at the corner of property now or formerly owned by Catawba Newsprint Company and running thence along the line of said property, S. 63-50 W., 910.6 feet to an iron pin at the edge of a fence post; thence S. 87-59 W., 440.2 feet to an old concrete monument at a fence line; thence along the line of property owned by West Virginia Pulp and Paper Company, N. 05-10 E., 686.9 feet to a concrete monument; thence continuing along said line, N. 28-52 E., 216.7 feet to an old concrete monument; thence continuing along said line N. 66-42 E., 563.8 feet to an old concrete monument; thence continuing along said line, N. 40-11 E., 152.1 feet to an old iron pin; thence along the line of property now or formerly owned by J. G. McAbee, N. 78-07 E., 477.4 feet to a nail and cap in the center of South Carolina No. 23-69; thence with the center line of said road, S. 01-59 E., 200 feet to a nail and cap; thence continuing with the center line of said road, S. 00-05 E., 693.7 feet to the point of beginning.

The above described plat made by F. E. Ragsdale, appears of record in the RMC Office for Greenville County, S. C., in Plat Book 54 at page 51.

The within property is the same conveyed to the Mortgagors by deed of Blake P. Garrett, Jr. and James Berry Garrett, as Trustees for Charles Henry Garrett, etc., to be recorded simultaneously 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.

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