

FEB 25 3 42 PM 1983

BOOK 1023 PAGE 367

First Mortgage on Real Estate

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 -----
Thirty-Three Thousand Four Hundred Twenty-Five and No/100----DOLLARS
(\$ 33,425.00), with interest thereon at the rate of Six----- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 15 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, Chick Springs Township on the northwestern side of Buncombe Road near the City of Greenville and described as follows:

BEGINNING at a point on the northwest side of Buncombe Road, which point is common with the northwest side of P & N Railroad right of way; thence with the right of way of P & N Railroad, S. 67-25 W. 217.2 feet to a point on right of way of P & N Railroad; thence continuing with right of way of said Railroad, S. 58-30 W. 226.0 feet to a point on P & N Railroad right of way, which point is the southeast corner of lands of Bowers Battery; thence with the line of Bowers Battery N. 29-10 W. 410.9 feet to a point on line of Bowers Battery; thence N. 70-21 E. 414.3 feet to the northwest right of way of Buncombe Road; thence with the northwest right of way of Buncombe Road, S. 34-24 E. 360.0 feet to the beginning point.

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.

SATISFIED AND CANCELLED OF RECORD

19 DAY OF Oct 19 81
Dorise S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11 53 O'CLOCK A. M. NO. 2782

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 75 PAGE 913

The Release Mr. & Mrs. Bank 1122 Pearl St. 13