

GREENVILLE CO. S. C.

AUG 1 10 47 AM '75

DONNIE S. TANKERSLEY  
R.M.C.

1345-1206

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Terry Properties, a Partnership, (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

Two Hundred ninety thousand and no/100 ----- DOLLARS

(\$ 290,000.00 ), 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 12 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, on the southern side of a 30 foot road leading from the Ashmore Branch Road and being shown as Tract A on Plat of Property prepared for Terry Construction Co., Inc., dated July 13, 1975, prepared by Morgan and Applewhite Engineering Associates, Anderson, S. C., containing 1.9086 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in line of property now or formerly of Southeastern Sprinkler Co., Inc., said point being S. 26-21-43 E. 357.13 feet from an iron pin on the southern side of Ashmore Branch Road, said iron pin being at the corner of property of JETMAR Company, a partnership and property now or formerly of Southeastern Sprinkler Co., Inc., and running thence with the line of property now or formerly of Southeastern Sprinkler Co., Inc. S. 26-21-43 E. 323.50 feet to the property line for the right of way for the Southern Railway System lead track and running thence with said right of way S. 62-09 W. 253.16 feet to an iron pin; thence N. 27-51 W. 323.40 feet to a point in the center of a 30 foot road leading from the Ashmore Branch Road and running thence with the center line of said road N. 62-09 E. 260.96 feet to the point of beginning.

ALSO: Together with a non-exclusive easement of ingress and egress in and to the above described property, 30 feet in width, and running from Ashmore Branch Road at the joint corner of property of JETMAR Company, a partnership and Southeastern Sprinkler Co., Inc., and running thence along the line of property of Southeastern Sprinkler Co., Inc. from Ashmore Branch Road in a southeasterly direction to Tract A as more particularly shown on the above mentioned plat as a "private access easement".

The above mentioned plat is recorded in Plat Book 5M at page 133 in the RMC Office for Greenville County, S. C.

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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