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GREENVILLE CO. S. C.  
JAN 6 2 55 PM '73  
DONNIE S. TANNERSLEY  
R.M.C.  
MORTGAGE

BOOK 1357 PAGE 435

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE BUILDERS SUPPLY, 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

FORTY FIVE THOUSAND AND NO/100 ----- DOLLARS

(\$ 45,000.00 ), 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 10 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 TRACT OF LAND WITH THE IMPROVEMENTS THEREON, Lying and being in the State of South Carolina, to-wit:~~

PARCEL 1

All that certain piece, parcel or tract of land with the buildings and improvements thereon lying and being at the northerly intersection of Old Mill Road and Devonshire Road, near the City of Mauldin, S. C., containing 4.32 acres, more or less, and having according to a plat made by Piedmont Engineers and Architects dated June 22, 1972, the following metes and bounds, to-wit:

BEGINNING at the northerly intersection of Old Mill Road and Devonshire Road; running thence N. 60-53 W., along the northern line of said Old Mill Road, 127.6 feet; thence N. 60-00 W., along the last mentioned road line, 642.4 feet; thence N. 30-00 E. 255.7 feet to the southern boundary line of Grantor's 100-foot right of way; thence S. 59-29 E., along said right of way line, 722.7 feet to the western line of said Devonshire Road; thence S. 19-13 W., along the last mentioned road line, 251.7 feet to the point of beginning.

PARCEL 2

All that certain piece, parcel or lot of land with the improvements thereon lying and being on the westerly side of Devonshire Road and being designated as a 1.635 acre tract of land on plat entitled "Survey for Seaboard Coast Line Railroad" dated July 11, 1973, made by Piedmont Engineers and Architects and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Devonshire Road which pin is located N. 19-49 E. 251.7 feet from the northerly corner of the intersection of Devonshire Road and Old Mill Road and is also the corner of a tract of land heretofore conveyed to the mortgagor by Seaboard Coast Line Railroad and running thence along the aforesaid other property of the mortgagor herein being Parcel 1 above N. 59-29 W. 722.7 feet to an iron pin; thence N. 30-00 E. 100 feet to an iron pin; thence S. 59-26 E. 704.55 feet to an iron pin on the westerly side of Devonshire Road; thence along said Road S. 19-49 W.

(continued)

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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