

Mortgagee's address:  
P. O. Box 1268  
Greenville, S.C. 29602

GREENVILLE CO. S.C.

AUG 2 3 47 PM '76

BOOK 1374 PAGE 239

DONNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. E. SIRRINE COMPANY

(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 Seven Hundred Fifty Thousand and No/100----- DOLLARS

(\$ 750,000.00 ), 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 ten 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,

All that piece, parcel or lot of land situate, lying and being at the Northwestern corner of the intersection of South Pleasantburg Drive (formerly Pleasantburg Drive), S. C. Highway 291, and Edgeworth Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat entitled "Property of J. E. Sirrime Company", prepared by H. C. Clarkson, Jr., dated July 23, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-R at page 84, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of South Pleasantburg Drive (formerly Pleasantburg Drive) and Edgeworth Street and running thence with the Northern side of Edgeworth Street N. 63-49 W. 375 feet to an iron pin; thence with the curve of the intersection of Edgeworth Street and Frederick Street, the chord of which is N. 18-49 W. 35.35 feet to an iron pin on the Eastern side of Frederick Street; thence with the Eastern side of Frederick Street N. 26-11 E. 273 feet to an iron pin at the joint corner of the premises herein conveyed and other property of the Grantee herein; thence with the line of the said other property of the Grantee herein S. 63-49 E. 200 feet to an iron pin; thence with the line of property now or formerly of Wilkins Norwood and Company, Inc., S. 26-11 W. 100 feet to an iron pin; thence continuing with the line of the said Norwood property S. 63-49 E. 200 feet to an iron pin on the Northern side of South Pleasantburg Drive (formerly Pleasantburg Drive); thence with the Northern side of South Pleasantburg Drive (formerly Pleasantburg Drive) S. 26-11 W. 198 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of McAlister Properties Company, a South Carolina partnership, dated August 2, 1976, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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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