

First Mortgage on Real Estate

Main

MORTGAGE

FILED
GREENVILLE CO. S. C.

Jul 29 4 32 PM '71

OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles B. Barnett (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-nine Thousand Three Hundred and no/100----- DOLLARS (\$ 49,300.00---), with interest thereon at the rate of Eight----- 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 Twelve---- 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, City of Greenville, being a portion of the property of Star Enterprises, Inc., conveyed to it by deed of Jack D. Fuller, Sam L. Irwin, C. Heyward Morgan and J. B. Harris, Jr., dated August 1, 1960, recorded in the Office of the RMC for Greenville County in Deed Book 656 at page 265, and having according to plat prepared by John E. Woods, R.L.S. No. 3980, dated June 10, 1971, the following metes and bounds, to-wit:

Beginning at a point on the line of the property of Caper House, Inc., and Stafac, Inc., designated by a nail in concrete, and running thence along the line of property of Caper House, Inc., S 78-06 W 57 feet; thence N 6-50 W 50 feet to a point on line of property of Star Enterprises, Inc.; thence along the line of Star Enterprises, Inc., N 78-06 E 57 feet to a point on the property of Stafac, Inc.; thence along the property of Stafac, Inc., S 6-50 E 50 feet to the point of beginning.

Also all the mortgagor's right, title and interest in and to the easements for ingress and egress and parking which are included in the deed from Star Enterprises, Inc., to mortgagor.

Being the identical property conveyed to the mortgagor by deed of Star Enterprises, Inc., to be recorded 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.