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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: HOLLY TREE PLANTATION, A

LIMITED 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 Five Hundred Thousand and no/100ths -----DOLLARS

(\$ 500,000.00 ), as evidenced by the Mortgagor's note of ~~ORXXXXX~~ 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 ~~three~~ <sup>February 15th, 1974</sup> years after ~~February 15th, 1974~~ 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, being southeast of proposed Holly Tree Lane and Hollymont Court, in Austin Township, containing 3.621 acres, as shown on a survey for HOLLY TREE PLANTATION, made by Piedmont Engineers, Architects, Planners, dated February 13th, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5 E, page 115, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property now or formerly belonging to Louis H. Keeler, et al, George W. Webb and Holly Tree Plantation, and running thence along the line of property now or formerly belonging to Holly Tree Plantation, N. 42-07 W., 283.70 feet to an iron pin; thence continuing along the line of property now or formerly belonging to Holly Tree Plantation, N. 62-21 E., 1140.83 feet to an iron pin; thence along the line of property now or formerly belonging to George W. Webb, S. 47-51 W., 1104.66 feet to an iron pin, the point of beginning.

The above described property is also shown as a portion of Tract No. 1 of the T. M. Vaughn Estate on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, page 139, and is also shown as a portion of Tract No. 1 of the J. Thomas Austin Estate on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book SSS, at pages 619 and 620.

The within mortgage has been given as additional security for that certain \$500,000.00 note executed by Holly Tree Plantation, a Limited Partnership, to Fidelity Federal Savings & Loan Association, dated February 15th, 1974, and the within mortgage is supplemental to that certain mortgage given by Holly Tree Plantation, a Limited Partnership, to said mortgagee of said date, recorded in the RMC Office for Greenville County, S. C., on February 22nd, 1974, in Mortgage Book 1302, page 389.

(continued on page 4)  
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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