

JAN 2 2 11 PM 1962

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Myers-Pitts Hotel 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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Two Hundred Twenty-Five Thousand and No/100 DOLLARS (\$ 225,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of Twenty-One Hundred Ninety-Six and No/100 Dollars (\$ 2196.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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 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,

situate in Ward # 3 of the City of Greenville, at the southwestern corner of West Washington Street and South Richardson Street, measuring 83 feet on West Washington Street, and, according to a survey made by Dalton & Neves in March 1928, is described as follows:

BEGINNING at the southwestern corner of the intersection of West Washington Street and South Richardson Street, and running thence with the western side of South Richardson Street, S. 20-00 W. 145 feet to iron pin; thence with the line of property now or formerly of C. S. James, N. 69-39 W. 143.5 feet to iron pin; thence N. 20-00 E. 50 feet to iron pin; thence S. 69-39 E. 60.5 feet to iron pin; thence with the line of other property now or formerly of C. S. James and along the western edge of the Hotel Wall, N. 20-00 E. 95 feet to iron pin on the southern side of West Washington Street; thence with the southern side of said West Washington Street, S. 69-39 E. 83 feet to the beginning corner; this being the same property on which is located the Hotel Greenville, and being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 272 at Page 216. TOGETHER with all buildings and improvements now located or hereafter erected on said property and also all rights, alleys, ways and means of ingress and egress to and from said property, including all rights and privileges of any and all streets, roads and roadways adjoining the said property or leading to or from same and also all furniture, fixtures, equipment, tableware, kitchenware, linens, TV Sets and air-conditioning units, and all other property owned by and used in connection with the operation of said hotel, including all personal property and assets hereafter acquired, it being the intention of the parties hereto that the lien of this mortgage shall include all property of the Myers Pitts Hotel Company in Greenville, South Carolina, whether real, personal or mixed, whether now owned or hereafter acquired for use in the operation of said hotel.

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.

PAID AND SATISFIED IN FULL

THIS 15th DAY OF Feb. 1965

BY Sarah D. Robinson

WITNESSES
Shelby Williams
Masha Miller

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Feb. 1965
Ollie Farnsworth
R. M. C. FOR THE GREENVILLE COUNTY, S. C.
APR 18 1965 P. M. V. 23521