

First Mortgage on Real Estate

MORTGAGE

JUL 19 11 05 AM '52

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Botany Woods, 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) 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 **Forty Thousand and no/100-----**

DOLLARS (\$ 40,000.00

) 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 **Three Hundred Thirty-eight and no/100----** Dollars (\$ 338.00) 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 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, in Butler Township, on the Northern side of Bonaventure Drive being shown and designated as lot No. 282 of Sector 6 on plat of Botany Woods recorded in Plat Book XX at Page 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bonaventure Drive at the joint front corner of lots Nos. 282 and 283 and running thence with line of lot No. 283 and the drainage easement N. 2-44 E. 200 feet to pin; thence S. 85-24 E. 162.6 feet to pin at rear corner of lot No. 281; thence with line of lot No. 281 S. 2-44 W. 200 feet to pin on Bonaventure Drive; thence with Northern side of Bonaventure Drive N. 85-26 W. 166.2 feet to point of beginning.

It is understood that this conveyance is made subject to restrictive covenants duly recorded in the R.M.C. Office for Greenville County which are applicable to all lots shown on above mentioned plat.

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.