

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Heart of Greenville Motor Hotel, a Corporation

(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 **Three Hundred Twenty-Five Thousand and No/100** DOLLARS (\$25,000.00) with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid in monthly instalments of **Three Thousand Five Hundred Seventy-Eight and No/100** Dollars (\$3578.00) 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, on the southwestern corner of the intersection of Pendleton Street and Mallard Street and having according to plat made by Dalton and Neves in July, 1958 entitled "Property of Charles B. Thomas" the following metes and bounds:

BEGINNING at a point at the southwestern corner of the intersection of Pendleton Street and Mallard Street and running thence with the south side of Pendleton Street, N. 71-22 W. 200.5 feet to an iron pin; thence S. 18-35 W. 229.1 feet to pin; thence S. 71-29 E. 100 feet to an iron pin; thence N. 18-42 E. 37.9 feet to pin; thence S. 71-22 E. 100 feet to an iron pin on western side of Mallard Street; thence with Mallard Street, N. 18-42 E. 191 feet to point of beginning.

Said premises being the same conveyed to the Mortgagors by deed recorded in Deed Book 674 at Page 209.

ALSO, all that lot of land situate on the Northern side of Arlington Avenue in the City of Greenville being known and designated as Lot No. 306, Arlington Avenue and having the following metes and bounds:

BEGINNING on the Northern side of Arlington Avenue at a point N. 72-06 E. 100 feet from the corner of Arlington Avenue and Mallard Street and at the corner of the lot now or formerly owned by McKeithen and running thence with the line of said lot, N. 18-50 E. 175 feet more or less; thence with the line of the lot first above described N. 71-29 W. 100 feet 6 inches to pin; thence S. 18-50 W. 175 feet more or less to pin on Arlington Avenue; thence with Arlington Avenue, S. 72-06 E. 100 feet 6 inches to point of beginning. Said premises being the same conveyed to the Mortgagors by Charles B. Thomas by deed to be recorded herewith. (CONCLUDED ON PAGE THREE)

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.