

First Mortgage on Real Estate

MORTGAGE

JAN 8 4 43 PM '64
OLLIE FARNWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: 2200 POINSETT HIGHWAY 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 **SIX HUNDRED FIFTY THOUSAND AND NO/100THS-** -----
DOLLARS (\$650,000.00), with interest thereon from date at the rate of **Five and three-fourths** per centum per annum, said principal and interest to be repaid in monthly instalments of **SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS** Dollars (\$ 6,250.00) 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, **situate on the eastern side of U. S. Highway 25 and being more particularly described by metes and bounds as follows:**

BEGINNING at an iron pin on the Eastern side of U. S. Highway 25 at the joint corner of property herein described and that of the Drive-In Theatres of South Carolina, Inc. and thence with the line of said property, N. 49 E. 119 feet to a pin; thence N. 39-04 W. 30 feet to pin; thence N. 49 E. 70 feet to a pin; thence S. 86 E. 42.9 feet to pin; thence N. 49 E. 369.91 feet to pin in center line of road; thence with the center of said road the following courses and distances: S. 40-56 E. 138.2 feet; S. 33-52 E. 80 feet; S. 23-25 E. 100 feet; S. 16-15 E. 257.3 feet; S. 8-40 E. 309.6 feet to a point in center of bridge over Langston Creek; thence with said Creek as the line, the following courses and distances: N. 66-21 W. 19.9 feet; S. 67-48 W. 123.9 feet; thence N. 67-08 W. 122.4 feet; S. 78-54 W. 133.3 feet to iron pin on Eastern side of right-of-way of U.S. Highway 25; thence along the Eastern side of said Highway N. 39-04 W. 576.6 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by Wunda-Weve Carpet Company by deed recorded herewith.

The lien of this mortgage includes all heating, air conditioning, plumbing, wiring and light equipment or replacements thereof but specifically does not include the other chattels and equipment not specifically designated in the chattel mortgage this day executed to Meinhard Commercial Corporation as being included in this mortgage.

All of the terms, conditions and agreements contained in an instrument of even date executed by the Mortgagor and Wunda-Weve Carpet Company are incorporated into and made a part of this mortgage.

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
SATISFIED AND CANCELLED OF RECORD
24 DAY OF June 10 65
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:15 O'CLOCK P.M. NO. 36054

THIS 16 DAY OF June 10 65
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY M. J. Woods
WITNESS: Joyce Milon
Vivian M. Carson