

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
JUL 16 4 52 PM 1964  
MORTGAGE

965 PAGE 309

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLAUSSEN'S, 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) in the sum of -----  
----- Two Hundred Fifty Thousand and No/100 ----- DOLLARS  
(\$ 250,000.00 ), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 19 years after the date hereof, 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, on the western side of Augusta Street, in the City of Greenville, and according to survey made by Dalton and Neves in June 1951, as revised July 1964, is described as follows:

"BEGINNING at an iron pin on the western side of Augusta Street, 135.3 feet north from Dunbar Street, at the corner of property of Edyth Thruston, and running thence with the line of said property and continuing with line of Barber-Coleman property, S. 65-00 W. 288 feet to iron pin; thence S. 64-58 W. 39 feet to iron pin; thence S. 25-00 E. 127.7 feet to iron pin on Dunbar Street; thence with the northern side of Dunbar Street N. 86 W. 314.2 feet to a pin on right of way of C. & G. Division of Southern Railway; thence with said right of way the following courses and distances: N. 54-07 E. 132.2 feet; thence N. 47-17 E. 100 feet; thence N. 41-35 E. 132.5 feet; thence N. 39-53 E. 57.3 feet; thence N. 36-20 E. 33.8 feet; thence N. 33-16 E. 51.8 feet; thence N. 29-15 E. 100 feet; thence N. 24-40 E. 100 feet; thence N. 20-08 E. 94.5 feet to a pin; thence N. 80-56 E. 32 feet to the western side of Augusta Street; thence with the western side of Augusta Street, S. 5-06 E. 205.9 feet to pin; thence continuing with the western side of Augusta Street S. 8-52 E. 30.9 feet to pin; thence continuing S. 8-11 E. 38 feet; thence S. 10-18 E. 120 feet more or less to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 734 at Page 67 and by deed of Edyth Thruston, to be recorded herewith.

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.

REFERENCE TO THIS MORTGAGE SEE  
DEED BOOK 12 PAGE 67

SATISFIED AND CANCELLED OF RECORD  
7  
James Tankersley  
A. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 7:31 O'CLOCK P. M. NO. 19769