BOOK 979 PAGE 378

First Mortgage on Real Estate

NOV 25 10 40 AM 1964

MORTGAGE FACES WORTH

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Fred-Joan Realty Company, a South Carolina corporation with its principal place of business in Williamston, South Carolina, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Ten Thousand and no/100------

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of fourths (5 3/4%) per centum per annum, said principal and interest to be paid as therein stated, 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, December 1, 1974

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of South Carolina Highway Number 291, and being known and designated as a portion of Lot No. 1 of the Property of J. H. Sitton, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book II, Page 127, and having, according to a plat thereof by R. B. Bruce, dated November 1964, recorded in said R. M. C. Office in Plat Book HHH, Page 131, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Carolina Highway Number 291, which iron pin is 190 feet in a southerly direction from the southeast corner of the intersection of South Carolina Highway Number 291 and Edwards Road, at the joint front corner of this lot and other property of the mortgagor, and running thence S 88-15 E 179.9 feet to an iron pin on the western side of a 30 foot service alley, passing through and including the center of the party wall of the building on this lot and the building of the mortgagor adjoining this lot on the south; thence along the western side of said 30 foot service alley, N 0-43 E 25.05 feet to an iron pin; thence N 88-15 W 90 feet to an iron pin, passing through and including the center of the party wall of the building on this lot and the building adjoining this lot on the north; thence S 82-32 W 120.5 feet to an iron pin on the eastern side of South Carolina Highway Number 291; thence with the eastern side of South Carolina Highway Number 291, S 1-45 W 20 feet to the point of beginning.

FIRSATISFACTION TO THIS MORTGAGE SEE

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R. M. C. FOR GREENVILLE COUNTY, S. C. AT 4:15 CICLOCK T. M. NO. 594.22

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