

First Mortgage on Real Estate

MORTGAGE

DEC 23 4 45 PM '85

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) in the sum of

Five Thousand Five Hundred and no/100----- DOLLARS
(\$5,500.00), with interest thereon at the rate of Six----- 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 12 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.

Those
"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, at the southwestern corner of Fair Street and Weldon Street, near the City of Greenville, being Lot 72 as shown on a plat of Edgar C. Waldrop property recorded in Plat Book B at page 171 and Lots 9 and 10 as shown on plat of R. L. Andres Estate recorded in Plat Book G at page 103 and described as follows:

Beginning at an iron pin on the Southwestern corner of Fair and Weldon Streets and running thence with the Western side of Weldon Street, S. 3-56 E. 171.4 feet to an iron pin at the corner of Lot 16 as shown on plat of Edgar C. Waldrop property; running thence with the line of said property, S. 54-20 W. 100 feet to an iron pin at the corner of Lot 11 as shown on the plat of Andres Estate; thence with the line of said lot, N. 17-30 E. 153.7 feet to an iron pin on Fair Street; thence with the Southern side of said Street, N. 54-30 E. 100 feet to the Beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 772 at page 355.

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.

SATISFIED AND CANCELLED OF RECORD

17th DAY OF Feb 1986

Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:34 O'CLOCK P. M. NO. 26988

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 93 PAGE 819