

OCT 6 3 47 PM 1967

BOOK 1071 PAGE 534

OLLIE FARRINGTON
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Modern Warehouses, 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/100THS-** - - - - - **DOLLARS** (\$ 250,000.00), with interest thereon at the rate of **six & three-fourths** 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 **fifteen** 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 eastern side of Frontage Road and A.C.L. Railroad, being shown as Lot 3 on a plat of Ballard-Rice Prestressed Concrete Company, recorded in Plat Book MMM at page 91, and described as follows:**

BEGINNING at a point in the center of Frontage Road, at the intersection of a right-of-way, and running thence with the center of said Frontage Road, S. 32-32 E. 450 feet to a point at corner of Lot 4; thence with line of said lot, N. 53-29 E. 437 feet to iron pin at corner of Lot 2; thence with line of said lot, N. 35-30 W. 450 feet to point in center of an unnamed road; thence with center of said road, being also line of Lot 1, S. 53-17 W. 414.1 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed recorded in Deed Book 797 at page 293 in the RMC Office for Greenville County

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.

REGISTERED AND CANCELLED BY BOOK 1071 PAGE 534
AT 12:30 PM OCT 6 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.

FOR SATISFACTION TO THIS MORTGAGE DEED
SATISFACTION BOOK 1071 PAGE 534