

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK PAGE

RATIFIED AND CANCELLED OF RECORD
27 DAY OF 1968
GREENVILLE, S. C.
BOOK 1081 PAGE 282

First Mortgage on Real Estate

Purchase Money
MORTGAGE

FILED
GREENVILLE, S. C.
JAN 8 8 31 AM 1968
BOOK 1081 PAGE 282
CLERK OF COURTS
S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: TEXTILE REAL ESTATE COMPANY (a Corp)

(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 ----- Eighteen Thousand Five Hundred & No/100 ----- DOLLARS (\$ 18,500.00), with interest thereon at the rate of 6 3/4 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.

"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 northeastern side of Celand Street, at the intersection of Celand Street with Virnelle Street, shown as Lot 3 on plat of Central Realty Corporation resubdivision, recorded in Plat Book Q at Page 35, fronting 57.5 feet on Celand Street and having a depth of 135 feet on Virnelle Street, and having such metes and bounds as are shown on the plat referred to above.

ALSO, "All that lot of land in the County and State aforesaid, known as Lots 10, 11 and 12 on plat of Property of L. S. Hand, recorded in Plat Book J at Pages 146 and 147, and having a combined frontage of 290 feet and a depth of 200 feet, more or less."

Being the same property conveyed to the mortgagor by deed of Bera R. Conway, to be recorded herewith.

This mortgage is executed pursuant to authority contained in the by-laws of the corporation and pursuant to a resolution passed by a quorum of the corporation's shareholders at a meeting held pursuant to proper notice on November 11, 1968.

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.