

In Modification & Assumption Agreement, see R.E.M. Book 1366 pgs. 894

BOOK 1116 PAGE 625
GREENVILLE CO. S.C.

First Mortgage on Real Estate

MORTGAGE

FEB 10 4 01 PM '69

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BILLIE F. FRYMOUTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEPTEM DEVELOPMENT CORPORATION

(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 **Thirty Seven Thousand and no/100-----** DOLLARS (\$ 37,000.00), with interest thereon at the rate of **Seven** 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 **17** 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, being known and designated as a portion of property of Septem Development Corporation as shown on plat by Piedmont Engineers and Architects dated February 5, 1969, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Old Spartanburg Road (East North Street Extension) and running thence S. 1-31 E. 323.17 feet to an iron pin; thence N. 75-27 E. 42.51 feet to an iron pin; thence N. 20-05 E. 257.64 feet to an iron pin at the rear of the E-Z Food Store; thence along the rear of the E-Z Food Store line S. 78-50 W. 71.7 feet to an iron pin; thence S. 11-10 E. 8 feet to an iron pin; thence S. 78-50 W. 40 feet to an iron pin; thence N. 11-10 W. 40 feet to an iron pin; thence N. 1-31 W. 64.65 feet to an iron pin on Old Spartanburg Road; thence with the Old Spartanburg Road, S. 78-50 E. 20.4 feet to the point of Beginning.

Being a portion of the property conveyed to the mortgagor by Deed Book 780 at page 146, 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.

SATISFIED AND CANCELLED OF RECORD
7th DAY OF March 1968
James S. Tankoway
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:41 O'CLOCK P. M. NO. 38192

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 107 PAGE 75