

FILED  
GREENVILLE CO. S. C.

First Mortgage on Real Estate

DEC 31 9 17 AM '70  
OLLIE FARR  
R. H. C.  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, 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

---Seven hundred thousand and no/100----- DOLLARS (\$700,000.00)

), with interest thereon at the rate of -8 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 -3- 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, consisting of 211 lots shown on preliminary subdivision plat made by Piedmont Engineers & Architects as Del Norte Estates, Section 2 dated October 15, 1970 and Del Norte Estates, Section 3 dated July 14, 1970, and having, according to said plat, the following metes and bounds:

BEGINNING At an iron pin in the center of Marchant Road at a point where Brushy Creek intersects with Marchant Road and running thence with the meanders of Brushy Creek in a southeasterly direction to a point in the rear line of Lot 135; thence continuing with the meanders of Brushy Creek in a northeasterly direction to a point in the rear line of Lot 125 at the corner of property now or formerly owned by Bessie James and Eula James Dillard; thence continuing with the meanders of Brushy Creek in a southeasterly direction to a point where said creek intersects with old run of branch; thence with old run of branch in a southwesterly direction to a point at corner of R. C. Jones property; thence N 81-34 W 297.4 feet; thence S 0-28 W 290.97 feet; thence S 0-52 E 115 feet; thence S 27-20 W 1279.68 feet; thence S 74-53 W 254 feet; thence N 9-30 W 187.5 feet; thence S 78-14 W 133.6 feet; thence S 8-19 E 195.9 feet; thence with Grover L. Jones line, S 74-53 W 407.3 feet; thence N 8-11 W 219.7 feet; thence with Marchant Road N 17-00 E 45.4 feet and N 19-52 E 228.24 feet to iron pin at rear corner of Lot 90; thence with line of Lot 90, N 2-27 W 44.5 feet and N 37-44 W 165.3 feet to an iron pin; thence the following courses and distances to the beginning corner: N 17-28 W 140.1 feet; N 3-13 W 317.5 feet; S 77-47 W 15.12 feet; N 11-13 W 127.75 feet; N 21-16 W 74.94 feet; N 31-58 W 454.14 feet; N 23-28 W 92.7 feet; N 30-23 W 81.03 feet; N 61-11 W 53.56 feet; N 75-19 W 139.73; N 63-42 W 92.76 feet; N 44-10 W 59.1 feet; N 7-08 W 276.9 feet to beginning corner.

The mortgagee agrees to release any lot shown on the above referred to plat upon sale of any such lot provided the mortgagor pays to the mortgagee the sum equal to 70% of the sales price. Privilege is reserved to anticipate payment in whole or in any part at anytime.

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.

For Release Lot 248 See 2 See Road Book 117 Page 3  
For Release Lot 208 See 2 See Road Book 117 Page 3  
For Release Lot 264 See 2 See Road Book 117 Page 3

Book 1177 Page 116  
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