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R. M. C.  
OLLIE FARNSWORTH

BOOK 1194 PAGE 522

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Town 'N' Country Realty of Easley, 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 ----- Eight Hundred Thousand and no/100's ----- DOLLARS (\$ 800,000.00 ), with interest thereon at the rate of eight and one-half 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 25 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, in Berea Community, in the Northeast quadrant of intersection of S. C. Highway No. 250 (White Horse Road) and S. C. Highway No. 183 (Cedar Lane Road) and according to plat of T. Craig Keith, Reg. L.S. No. 1712, dated June 17, 1970, being more fully described as follows, to-wit: BEGINNING at a point on the northern edge of S.C. Highway No. 183, the Southeast corner of the tract herein conveyed; thence North 25-42 East 1159 feet to a point at edge of Settlement Road; thence along the edge of said road North 85-10 West 150 feet; thence leaving said road and running South 13-13 West 155 feet; thence North 76-47 West 160 feet; thence North 12-03 East 128.3 feet to point on Settlement Road; thence with said road North 85-10 West 271 feet to point on the right of way of Highway 250 known as White Horse Road; running thence along the edge of White Horse Road South 13-13 West 734.9 feet; thence leaving the road and running South 76-47 East 100 feet; thence South 11-40 East 92.1 feet; thence South 13-13 West 160 feet to point on right of way of S. C. Highway 183 and/or Cedar Lane Road; running thence along the right of way of said highway South 53-08 East 40 feet to a point; thence continuing with the right of way South 53-08 East 10 feet; thence continuing with the right of way South 58-43 East 153 feet to the BEGINNING corner."

It is understood and agreed that mortgagee will release from the lien of this mortgage Lots A and B shown on the above mentioned plat, upon the payment by the mortgagor the sum of \$10,000.00 for each lot.

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.