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First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Golden Grove Properties, 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 Thousand and no/100ths---------- DOLLARS

($ 8,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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, in Grove Township, containing 0.85 acres, more or less, being located on S. C. Highway 20, and being more particularly described according to a plat of survey by John C. Smith, R. L. S. dated April 26, 1962, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of S. C. Highway 20 at the corner of property now or formerly belonging to H. B. Coward and running thence along the center of said highway, S. 03-40 E. 178.5 feet to a nail in said highway at a point where said highway intersects with a branch; thence up the meanders of said branch as the line, S. 65-30 W. 192.7 feet to an iron pin; thence S. 20-40 E. 29.5 feet to an iron pin; thence S. 33-57 W. 19.8 feet to an iron pin; thence N. 84-33 W. 39 feet to an iron pin; thence S. 10-12 W. 35 feet to an iron pin; thence N. 78-15 W. 109 feet to an iron pin in the line of property now or formerly belonging to W. O. Barnett; thence along Barnett's line, N. 39-16 E. 214.9 feet to an iron pin; thence still with Barnett's line, N. 06-06 E. 179.3 feet to an iron pin in the line of property now or formerly belonging to H. B. Coward; thence along Coward's line, S. 77-51 E. 164.8 feet to the beginning corner.

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.