

BOOK 788 PAGE 474

First Mortgage on Real Estate

GREENVILLE S.C.

MAY 28 3 34 PM 1953

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John D. Pellett, Jr., John D. Pellett, Luther M. McBee and John
F. Chandler (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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Twenty-Five Thousand and No/100-----
DOLLARS (\$ 25,000.00), with interest thereon from date at the rate of five & three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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 the City of Greenville, at the Southeast corner of the intersection of North Brown Street and Beattie Place, and being shown on Plat recorded in Plat Book SS, at page 89, R.M.C. Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pipe at the Southeast corner of said intersection, and running thence with Beattie Place, S. 59-15 E. 85.45 feet to a stake in the center of an 8-inch concrete block wall, corner of property being conveyed to J. Mack Woods; thence through the center line of said wall, S. 30-30 W. 25 feet, more or less, to a stake in line of property of C. A. Williams; thence with his line, N. 55-22 W. 86 feet, more or less, to an iron pin on the East side of North Brown Street; thence with said Street, N. 30-30 E. 19.3 feet to the beginning.

It is the intention for this Mortgage to cover Units Nos. 4, 5, 6, and 7 of an office building under construction by the Mortgagors; Unit No. 3 is being conveyed to J. Mack Woods.

The above is a part of the same property conveyed to the Mortgagors by Deed recorded in Deed Book 614, at page 503, R.M.C. Office for Greenville County.

ALSO, all right, title and interest of the Mortgagors in and to a strip of land which is contiguous to the above described property and conveyed to the Mortgagors by the City of Greenville by Deed recorded in Deed Book 620, at page 476, R.M.C. Office for Greenville County. It is the intention to grant all that portion of said strip conveyed by the above referred to Deed that is contiguous to the lot above described and no more of said triangular strip.

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
DAY OF
OFFICE OF THE CLERK OF THE COURT
GREENVILLE, S.C.

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FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 221