

GREENVILLE
BOOK 795 PAGE 101

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **WOOTEN CORPORATION OF**

WILMINGTON

(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 Ten Thousand and no/100 ----- DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of five & three-fourth 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, situated at the Southwest corner of the intersection of Beechwood Drive and Beechwood Drive South, near the Town of Simpsonville, being shown as Lot No. 25 on plat of Beechwood Hills, made by C. O. Riddle, November 1958, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book QQ, page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of Beechwood Drive and Beechwood Drive South and running thence along the West side of Beechwood Drive South, S. 20-03 E., 124.6 feet to an iron pin; thence still along said Drive, S. 32-14 E., 50.8 feet to an iron pin; thence along the line of Lot 24, S. 35-42 W., 147.2 feet to an iron pin on the Northeast side of an unnamed street; thence along said unnamed street, N. 30-02 W., 255.4 feet to an iron pin at corner of said unnamed street and Beechwood Drive; thence along the South side of Beechwood Drive, N. 45-48 E., 88.6 feet to an iron pin; thence continuing with the curve of Beechwood Drive (the chord of which is N. 78-20 E., 42 feet) to an iron pin; thence continuing with the curve of Beechwood Drive (the chord of which is N. 73-18 E., 41.3 feet) to the beginning corner.

This is the same property conveyed to the mortgagor by deed of J. R. Richardson, Charles E. Hughes, and Wooten Corporation, dated January 27, 1959, recorded in the RMC Office for Greenville County, S.C. in Deed Book 618, at page 262.

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.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. IN DEED BOOK 618, PAGE 262.

RECORDED AND CANCELED BY RECORDS
25th
Dannie J. Jackson
R.M.C. FOR GREENVILLE COUNTY, S.C.
11-2-1959