

AUG 30 9 45 AM 1963

First Mortgage on Real Estate

CLERK OF COURTH
MORTGAGE

BOOK 933 PAGE 63

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAND, 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) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Ninety Thousand and 00/100 ----- DOLLARS (\$ 90,000.00), with interest thereon from date at the rate of five and one-half per centum per annum, said principal and interest, to be repaid in monthly instalments of Seven Hundred Sixty and 00/100 ----- Dollars (\$ 760.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, at the Southeast corner of the intersection of East Washington Street and Heldman Street, in the City of Greenville, and having according to a survey made by Dalton & Neves, March 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of East Washington Street and Heldman Street, and runs thence along the East side of Heldman Street, S. 18-09 W., 165 feet to an iron pin; thence along the North side of an alley, S. 71-07 E., 117.8 feet to an iron pin; thence N. 17-24 E., 168 feet to an iron pin at the South side of East Washington Street; thence along the South side of East Washington Street, N. 71-07 W., 115.65 feet to the beginning corner.

ALSO, all the mortgagor's interest in and to that alley located along the South edge of this lot.

This is a portion of that property conveyed to the mortgagor by deed of Ella Dorroh Withers, dated March 29, 1963, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 721, Page 495, and the greater portion of the property conveyed to the mortgagor by deed of Greenville Shrine Club, Inc., dated June 28, 1957, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 579, Page 398.

This mortgage and the note secured thereby are executed by the undersigned officers of Land, Inc. pursuant to the authority vested in them by resolution adopted by the Board of Directors of said corporation at a meeting duly called and held for that purpose on August 29, 1963.

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.