

GREENVILLE CO. S. C.
OCT 16 8 42 AM 1953

BOOK 937 PAGE 537

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLAUSSEN'S, 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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Two Hundred Thousand and no/100-----
DOLLARS (\$200,000.00----), with interest thereon from date at the rate of Six (6%)----
per centum per annum, said principal and interest to be repaid in monthly instalments of One Thousand
Four Hundred Thirty-Three & no/100th (\$1,433.00) 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, situate on the Western side of Augusta Street, in the City of Greenville, and having according to plat made by Dalton & Neves, June, 1951, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Augusta Street, at the joint corner with property now or formerly owned by George B. Thruston and running thence with the line of said property, S. 73-23 W. 181.3 feet to a pin; thence S. 51-25 W. 26.3 feet to a pin; S. 39-53 W. 106.1 feet to a pin; S. 9-52 E. 97.5 feet to a pin in line of property of Barber Coleman; thence with the line of said property, S. 64-58 W. 39 feet to a pin; thence S. 25 E. 127.7 feet to a pin on Dunbar Street; thence with the Northern side of Dunbar Street, N. 86 W. 314.2 feet to a pin on right of way of C & G Division of Southern Railway; thence with said right of way the following courses and distances: N. 54-07 E. 132.2 feet; thence N. 47-17 E. 100 feet; thence N. 41-35 E. 132.5 feet; thence N. 39-53 E. 57.3 feet; thence N. 36-20 E. 33.8 feet; thence N. 33.16 E. 51.8 feet; thence N. 29-15 E. 100 feet; thence N. 24-40 E. 100 feet; thence N. 20-08 E. 94.5 feet to a pin; thence N. 80-56 E. 32 feet to the Western side of Augusta Street; thence with the Western side of Augusta Street, S. 5-06 E. 205.9 feet to a pin; thence continuing with the Western side of Augusta Street, S. 8-52 E. 30.9 feet to a pin; thence continuing S. 8-11 E. 38 feet to the point of beginning.

Said premises being all of the property conveyed to The Claussen Bakery by deeds recorded in the RMC Office for Greenville County in Vol. 400 at page 193, Vol. 412 at page 133 and Vol. 436 at page 547, respectively, and conveyed to the mortgagor by successive deeds to be recorded herewith.

Together with, 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!

PAID AND SATISFIED IN FULL
THIS 17th DAY OF July 1964
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Elizabeth Nicoll
Secretary - Treas.
WITNESS
Vivian M. Gannon
Jo Anne Baynes

SATISFIED AND CANCELLED OF RECORD
20th DAY OF July 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:29 O'CLOCK A.M. NO. 2370