

FILED
GREENVILLE CO. S. C.

OCT 30 8 33 AM 1964

BOOK 977 PAGE 31

First Mortgage on Real Estate

ALL MORTGAGES NORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. PROFFITT, 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

~~---Thirty-Three Thousand and No/100---~~ DOLLARS
(\$ 33,000.00), with interest thereon at the rate of **Six** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **25** 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,

known and designated as lot Number Fifty-Six (56) of Section One (1) of Chanticleer, Inc. as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962 and recorded in the RMC office for Greenville County in Plat Book YY at Page 97; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of West Seven Oaks Drive at the joint front corner of Lots 58 and 56, and running thence with the southwestern side of West Seven Oaks Drive, N. 75-59 W. 52.2 feet to a pin; thence still with the southwestern side of West Seven Oaks Drive N. 71-58 W. 69.1 feet to a pin at the joint front corner of lots 56 and 55; thence with the line of lot 55, S. 14-07 W. 193.2 feet to an iron pin at the joint rear corner of lots 56 and 42; thence with the line of lot 42, S. 75-48 E. 145 feet to an iron pin at the rear line of lot 57; thence with the line of lots 57 and 58, N. 6-57 E. 190.3 feet to the beginning corner.

The execution of this mortgage is duly authorized by resolution of Board of Directors of M. G. Proffitt, Inc.

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
9th DAY OF Dec 1986
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
3:08 P.M. NO. 24193

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 98 PAGE 1591

*For Modification of Loan - Payment all Rem Book 1371 page 325
For Modification of Loan - Payment all Rem Book 1371 page 553*