

NOV 3 10 28 AM 1967

BOOK 997 PAGE 208

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Quality Concrete Products, 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 **Forty-Five Thousand and No/100** - - - - -DOLLARS (\$ **45,000.00**), 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 **10** 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, **situate at the south-western corner of the intersection of Florida Avenue and Alabama Avenue in Greenville Township, being shown as lots 2.11 and 277 of Block 1 on Page 241 of the County Block Book and when described as a whole has the following metes and bounds, to-wit:**

BEGINNING at an iron pin at the corner of the intersection of Alabama Avenue and Florida Avenue and running thence with the Western side of Florida Avenue, S. 16-29 W. 800 feet, more or less, to a pin at the corner of Lot No. 177 as shown on plat of Oak Crest recorded in Plat Book GG at Page 130-131 and running thence with the line of Lot No. 177, N. 63-30 W. 177.3 feet to pin in line of Lot No. 169; thence with line of Lot No. 169, N. 25-24 E. 20.81 feet to pin at rear corner of Lot No. 168; thence with/line of Lot Nos. 168, 167, 166, 165, 164, and 163, 510.5 feet more or less to pin at rear corner of Lot No. 154; thence with the joint line of Lot Nos. 154 and 162, N. 32-13 W. 161.7 feet to pin at rear corner of Lot No. 155; thence with line of Lot No. 155, N. 29-12 E. 150 feet to pin on Alabama Avenue; thence with the southern side of Alabama Avenue, S. 60-48 E. 247 feet more or less to the point of beginning.

Said premises being the same conveyed to Ballard Rice Prestresses Corporation by deed recorded in Deed Book 586 at Page 491.

The name of said corporation having been changed to Quality Concrete Products, Inc. by an amendment recorded in Deed Book 728 at Page 93. This mortgage is executed pursuant to a Resolution adopted by the Directors of Quality Concrete Products, 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.

PAID AND REGISTERED DEPOSIT
THIS 23 DAY OF Oct. 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Shelby K. Williams
asst. Secretary-Treas.

WITNESS:
Francis B. Miller
Thomas G. Cross Jr.

SATISFIED AND CANCELLED OF RECORD
24 DAY OF October 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:57 O'CLOCK A. M. NO. 11874