

DEC 10 11 36 AM 1968

BOOK 1111 PAGE 572

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt-Maxwell Enterprises, 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 **THREE HUNDRED THOUSAND AND NO/100THS-** DOLLARS (\$ 300,000.00), with interest thereon at the rate of **7-1/2%** 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 **three** 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.

~~those~~ "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, **on the northern side of Hudson Road, near the City of Greenville, being all of the lots and also the two tracts marked "Future Development" on a plat of Del Norte Estates prepared by Piedmont Engineers & Architects on August 28, 1968, recorded in Plat Book WWW at pages 32 and 33.**

The two tracts designated "Future Development" on said plat lie on both sides of Del Norte Boulevard and on the northern side of Hudson Road, being bounded on the south by Hudson Road and property of William R. Cely, Jr., Wallace Wilson Estate, and D. A. Burdette, on the west by Section 4 of Terra Pines Estates, on the north by Newton Moore Road and on the east by property of Griffin W. Cunningham.

The Mortgagee agrees to release any lot upon receipt of 70% of the selling price of such lot, but not less than \$2450.00.

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 SATISFIED IN FULL

THIS 14 DAY OF June 1971

FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Douglas Baird *Int. Loan Officer*

WITNESS:

Reggie Morris
James G. Chapman

SATISFIED AND CANCELLED OF RECORD

14 DAY OF July 1971

John J. Jamison

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:57 O'CLOCK 11 M. NO. 2111

For Release Lot 128 See Deed Book 868 Page 74 deed to Carl W. Torcia Jr et al.
For Release Lot 172 See Deed Book 867 Page 313 deed to Ray Albertson
For Release Lot 157 See Deed Book 867 Page 152 deed to Thomas S. Cross Jr et al.

For Release Lot 171 See Deed Book 863 Page 340 deed to Larry S. Smith et al.
For Release Lot 141 See Deed Book 859 Page 330 deed to Premier Investments Co. Inc.