

First Mortgage on Real Estate

FILED  
GREENVILLE CO, S. C.  
JUL 31 5 26 PM '70  
OLLIE EARNSWORTH  
MORTGAGE

PLAT BOOK 1162 PAGE 214  
CENTURY SAFETY

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CENTURY ENTERPRISES (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 ----- SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100THS ----- DOLLARS (\$17,500.00-----), with interest thereon at the rate of eight (8%)----- 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 fifteen (15)---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, on the western side of South Memminger Street, known as part of lot No. 12 of the property of Henry T. Mills, as shown on a plat thereof recorded in the RMG Office for Greenville County, S. C. in Plat Book A at Page 459, and having, according to said plat and a more recent survey by R. W. Dalton, engineer, dated February, 1955, the following metes and bounds:

BEGINNING at a point on the northwestern corner of Memminger Street and Arlington Avenue and running thence along Memminger Street N. 16-15 E. 65.4 feet to a point; the joint corner of Lot Nos. 11 and 12; thence with the line of Lot No. 11, N. 73-45 W. 110 feet, more or less, to a point; thence S. 16-15 W. 65.4 feet to a point on Arlington Avenue; thence S. 73-45 E., along Arlington Avenue, 110 feet, more or less, to the beginning corner.

The execution of this mortgage is duly authorized by proper resolution of the Board of Directors of said Corporation.

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.