

First Mortgage on Real Estate

MORTGAGE
OLLIE EARNSWORTH
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
RALPH LEE CONSTRUCTION CORP.

(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-Six Thousand and 00/100 -----DOLLARS (\$36,000.00), with interest thereon at the rate of ten (10%) 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 twenty (20) 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, in the southern area of Donaldson Center, bounded on the west by other lands of Ralph Lee Construction Corp., on the north by the southern right-of-way of Engineer Street, on the east by the western right-of-way of Old Augusta Road, and on the south by other lands of Donaldson Center, and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southern right-of-way line of Engineer Street and the western right-of-way of Old Augusta Road, said pin being located in the extreme northeastern corner of the herein described tract; thence from the beginning corner and along the western right-of-way of Old Augusta Road, S. 8-11 W. 152.6 feet to an iron pin; thence continuing along the western right-of-way of Old Augusta Road, S. 7-40 W. 119.6 feet to an iron pin; thence leaving the Old Augusta Road right-of-way and along a new line through the lands of Donaldson Center, N. 67-27 W. 230 feet to an iron pin, said pin being the common corner to other lands of Ralph Lee Construction Corp. and the herein described tract; thence along the lands of Ralph Lee Construction Corp., N. 17-26 E. 264.24 feet to an iron pin on the southern right-of-way of Engineer Street; thence leaving the lands of Ralph Lee Construction Corp. and along the southern right-of-way of Engineer Street, S. 67-31 E. 185 feet to the point of beginning, and containing 1.25 acres, more or less; and more fully identified by map attached as surveyed October 25, 1967, by Campbell and Clarkson, Surveyors, S. C. R. L. S. No. 2589, said plat being recorded in Plat Book UUU at page 199 in the RMC Office for Greenville County.

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.