

FILED
GREENVILLE CO. S. C.

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BOOK 1171 PAGE 395

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:

CAPER HOUSE, 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 **One Hundred Twenty-Four Thousand and No/100ths** ----- DOLLARS (\$ 124,000.00), with interest thereon at the rate of **ten & one-half** 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 **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, in the City of Greenville, on the Northeastern side of Augusta Road being shown on a plat prepared by Piedmont Engineering Service, dated August 19, 1949, entitled "Property of Annie F.-Wardlaw", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book III at page 81, and having according to said plat and also according to a more recent plat, prepared by Dalton & Neves, Engineers, dated August 1967, entitled "Property of Red Barn Produce, Inc.", the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Augusta Road, which iron pin is located 185.3 feet in a Northwesterly direction from the Northwestern corner of the intersection of Oregon Street and Augusta Road, and running thence with the Northeastern side of Augusta Road N. 55-56 W. 121.5 feet to an iron pin; thence with the line of property now or formerly of J. T. Shaleuly and Shaleuly Francis Webster N. 53-54 E. 241.03 feet to an iron pin; thence with the line of property now or formerly of Anderson-Knox S. 41-28 E. 47.5 feet to an iron pin; thence with the line of property now or formerly of Guy J. Cothran S. 35-44 W. 215 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein, then known as Red Barn Produce, Inc., by deed of Citizens and Southern National Bank of South Carolina, as Trustee, dated August 25, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 831 at page 333.

(continued on attached rider)

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.