

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
MORTGAGE

APR 15 10 35 AM '71

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEOLLIE FARNSWORTH  
R.M.C.TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES E. DODENHOFF, JR. AND  
PAUL B. COSTNER, JR.

(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 Fifty Thousand and No/100 ----- DOLLARS (\$ 150,000.00 ), 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 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 Town of Mauldin, and being described as follows in accordance with a plat prepared for Mauldin Plaza, Inc. by Carolina Engineering and Surveying Company dated November 6, 1969, recorded in Plat Book 4C at page 143:

BEGINNING at an iron pin within the property conveyed to Mauldin Plaza, Inc. by deed of Nelle C. Cooper, individually and as Executrix, (said beginning iron pin being located N. 44-17 W., along the right of way of U. S. Highway No. 276 100 feet from the common corner of property of Dallas Griffin and Mauldin Plaza, Inc., and continuing S. 45-43 W. 348.4 feet from U. S. Highway No. 276) and running thence N. 44-17 W. 80 feet to an iron pin; thence S. 45-43 W. 120 feet to an iron pin; thence S. 44-17 E. 138 feet to an iron pin; thence N. 45-43 E. 120 feet to an iron pin; thence N. 44-17 W. 58 feet to the beginning iron pin

ALSO: ALL that adjoining lot of land being described as follows:

BEGINNING at an iron pin at the northeasterly corner of the first described lot and running thence along the line of such lot, S. 45-43 W. 120 feet to an iron pin; thence N. 44-17 W. 6 inches to a point in the center of a 12 inch wall of the Bi-Lo Store Building; thence with the center line of said wall, N. 45-43 E. 120 feet to a point in the center of said wall; thence S. 44-17 E. 6 inches to the point of beginning.

ALSO: ALL our right, title and interest, in the nature of an easement for ingress and egress and parking in and to that lot of land being shown as the southeasterly portion of the property described in the aforesaid plat recorded in Plat Book 4C at page 143. Such property and

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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.