

APR 19 2 55 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1187 PAGE 207

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CUSTOM INDUSTRIES, 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

Ninety-Six Thousand and No/100ths DOLLARS
(\$ 96,000.00), 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, lying on the Eastern side of U. S. Highway No. 276 near Simpsonville, being shown and designated as Lots Nos. 15, 16 and 17 on a Plat of the Property of Rex L. Carter and Leo H. Hill, also known as Simpsonville Acres, made by J. C. Hill, R.L.S., dated May 12, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 159, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 276 at the joint front corners of Lots Nos. 17 and 18, and running thence N. 53-46 E. 153.9 feet to an iron pin; thence along the line of property now or formerly owned by Boyce, N. 14 E. 442.9 feet to an iron pin at the joint rear corners of Lots Nos. 14 and 15; thence along the line of Lot No. 15, N. 70 W. 2.9 feet to an iron pin; thence along the line of Lots Nos. 14 and 15, S. 53-46 W. 491 feet to an iron pin on the Eastern side of U.S. Highway No. 276; thence along the Eastern side of U. S. Highway No. 276, S. 36-14 E. 285 feet to an iron pin, the beginning corner.

Being the same property conveyed to the Mortgagor herein by Deed of Tylok Southern, Inc., said Deed being dated April 8, 1971, and recorded April 19, 1971.

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.