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GREENVILLE, CO. S. C.

JUN 30 10 47 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1190 PAGE 659

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LULLWATER SYNDIGATE, INC., (hereinafter referred to as Mortgagor) SEND(S) GREETING:
a South Carolina Corporation,

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 TEN THOUSAND and no/100-----DOLLARS (\$110,000.00), 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 17 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 Northern side of Laurens Road, and on the Eastern and Western sides of East Washington Street Extension, being shown and designated on a survey for Lullwater Syndicate, Inc., made by Carolina Engineering and Surveying Company, dated June 10, 1969, revised June 28, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UUU, Page 91, and also being shown on a plat made by Carolina Engineering and Surveying Co. for Lullwater Syndicate, Inc., dated April 1963, and having according to said plats the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Laurens Road at the intersection of said road with the Southern edge of the right of way of the C. & W. C. Railroad, and running thence along the Southern edge of said right of way N.73-56 E., 306.7 feet crossing a spur track to an iron pin; thence along the line of property conveyed Lullwater Syndicate, Inc., to Westboro Weaving Company S.73-25 E., 75.4 feet to an iron pin; thence continuing along said line S.66-38 E., 147.5 feet to an iron pin; thence continuing along said line S.32-54 E., 83.9 feet to an iron pin on the Northern side of East Washington Street Extension; thence crossing East Washington Street Extension approximately S.30-00E., 50 feet to an old iron pin on the Southern side of East Washington Street Extension; thence approximately S.50-00E., 50 feet more or less to an iron pin (said iron pin being located 81.7 feet from an old iron pin on the Northern side of Laurens Road); thence S.43-09 E., 33.5 feet to an iron pin; thence S.72-30 E. 85 feet to an iron pin; thence N.73-25 E., 60.6 feet to an iron pin; thence N.59-51 E., 48.2 feet to an iron pin; thence S.69-25 E., 67 feet

(Description continued on Page 4 hereof)

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.