

MAIN

GREENVILLE CO. S. C.

Dec 30 3 02 PM '71

BOOK 1218 PAGE 99

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. H. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louise B. Halter (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 Sixteen Thousand and no/100-----DOLLARS

(\$ 16,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 18 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 McAlister Plaza on the southwesterly side of the parking area being more particularly shown on a plat prepared December 1961 by Piedmont Engineering Service and described as follows:

BEGINNING at a point on the southwesterly side of a parking area, said point being S. 56-21 E. 85.2 feet from the southeasterly side of Greenacre Road, and running thence S. 33-39 W. 195.2 feet to a point in the center of a 15-foot alley; thence turning and running along the center of said alley, S. 59-57 E. 19 feet to a point; thence S. 61-08 E. 32.25 feet to a point; thence turning and running N. 33-39 E. 191.15 feet to a point on the southwesterly side of said parking area; thence turning and running along said parking area N. 56-21 W. 51.1 feet to the point of beginning. The parking area referred to is on the southwesterly side of W. Antrim Drive.

This mortgage also covers the right and privilege to use for parking purposes so much of the parking area described as is contiguous to the property conveyed as is set out in Deed Book 701 at page 299.

Also, the right of egress and ingress in, over and through a certain strip of land which is sufficient for passage of automobiles and other vehicles into the above described contiguous parking area, the entrance on the northwesterly side of Frederick Street and entrance on the southwesterly side of the unnamed street or alley which this plat says.

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