

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JUL 27 4 56 PM '72
ELIZABETH S. MOORE
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. A. N. Enterprises, Inc., a
South Carolina corporation (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 Five Hundred Thousand and No/100ths ----- DOLLARS

(\$ 500,000.00), 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 Berea containing 4.06 acres, lying on the southwest corner of the intersection of Hiwassee Drive with Sulphur Springs Road, being shown on a plat of the property of C. A. N. Enterprises, Inc., prepared by Carolina Engineering and Surveying Company, dated June 21, 1965 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Hiwassee Drive with Sulphur Springs Road and running thence with the northwest side of Sulphur Springs Road, S. 21-18 W. 400 feet to an iron pin; thence N. 68-42 W. 276.6 feet to an iron pin; thence N. 30-30 W. 304.4 feet to an iron pin in the line of Indian Hills Subdivision; thence with the line of said subdivision, N. 59-30 E. 390 feet to an iron pin on the southern side of Hiwassee Drive; thence with the curve of the southern side of said Drive, the following chords: S. 30-30 E. 86.4 feet; S. 49-36 E. 127 feet; thence S. 68-42 E. 86.3 feet to the beginning corner.

ALSO all that lot of land containing 1.06 acres lying on the western side of Sulphur Springs Road in Berea near the City of Greenville, in Greenville County, South Carolina, shown on a plat of property of A. Cecil Hodgens prepared by Piedmont Engineers and Architects, dated May 4, 1967 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sulphur Springs Road which iron pin is 400 feet from the intersection of Sulphur Springs Road and Hiwassee Road; thence continuing along Sulphur Springs Road, S. 21-18 W. 50.0 feet to an iron pin; thence leaving Sulphur Springs Road, N. 68-42 W. 370.0 feet to an iron pin; thence N. 29-55 E. 254.88 feet to an iron pin; thence N. 59-30 E. 100.0 feet to an iron pin; thence S. 30-30 E. 304.4 feet to an iron pin; thence S. 68-42 E. 267.6 feet to the point of beginning.

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