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ELIZABETH RIDDLE
R.M.C.

BOOK 1261 PAGE 249

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Piedmont Engineers, Architects
& Planners, 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 **One Hundred Ninety-five Thousand (\$195,000.00)** ----- DOLLARS

(**\$195,000.00**), 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 **Twelve (12)** 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, ~~which are located in the State of South Carolina, County of Greenville~~ containing 2.86 acres, more or less, situate, lying and being on the northern side of Henrietta Street and on the southern side of East Park Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Douglas S. Crouch dated November 11, 1972, entitled "Property of Piedmont Engineers Architects & Planners" the following metes and bounds:

BEGINNING at an iron pin on the northern side of Henrietta Street at the joint corner of the premises herein described and property now or formerly of Hunter and running thence with the line of the said Hunter property N. 10-39 W. 125.85 feet to an iron pin; thence with the line of property now or formerly of Schumpert N. 4-36 E. 163.5 feet to an iron pin on the southern side of East Park Avenue; thence with the southern side of the said East Park Avenue S. 73-47 E. 548.9 feet to an iron pin; thence with the curve of the intersection of East Park Avenue and Atlas Street (formerly East Park Avenue) S. 68-09 E. 71.6 feet to an iron pin; thence S. 52-55 E. 36.5 feet to an iron pin; thence with the southwestern side of Atlas Street (formerly East Park Avenue) S. 38-00 E. 104.3 feet to an iron pin on the northern side of Henrietta Street; thence with the northern side of Henrietta Street S. 89-44 W. 677 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of The Peoples National Bank of Greenville, S. C., as Executor of the Last Will and Testament of Sam R. Zimmerman, Deceased, Elizabeth D. Zimmerman, Sam R. Zimmerman, Jr., and Azile Z. Charlotte, dated August 30, 1963, and recorded in the R. M. C. Office for Greenville County, South (continued on the last page 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.