

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1297 PAGE 305

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harris, McMillan, Hudgins, & Co.,
a Partnership organized and existing under the Uniform Partnership Act
of South Carolina, (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 Twenty Thousand and 00/100 ----- DOLLARS (\$ 20,000.00), with interest thereon at the rate of nine (9%) ----- 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 ten (10) 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 McAlister Plaza, in the City of Greenville, on the Southwesterly side of the parking area, being more particularly shown on plat prepared December 1961, by Piedmont Engineering Service, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 22, at Page 165, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwesterly side of the parking area, said point being N. 56-21 W., 65.0 feet from the Northwesterly side of Frederick Street and said point adjoining property heretofore conveyed to R. J. C. Real Estate Company; and running thence along the line of said property, S. 33-39 W., 172.7 feet to a point in the center of a 15-foot alley; thence turning and running along the center of said alley, N. 62-45 W., 60.4 feet to a point; thence turning and running N. 33-39 E., 179.5 feet to a point on the Southwesterly side of said parking area; thence turning and running along said parking area, S. 56-21 E., 60.0 feet to the point of beginning.

ALSO that parcel of land adjoining the above described tract, lying between the West Antrim Drive and the above described property, described as follows:

BEGINNING at a point in the center line of a 10-foot water line easement, said point being located N. 56-21 W., 65 feet from the Northwesterly edge of the right of way of Frederick Street and being the joint front corner of the lot belonging to the mortgagors herein, with the lot belonging to First Piedmont Bank and Trust Company, and running thence along the front line of the lot belonging to the mortgagors herein, N. 56-21 W., 60 feet to a point, joint front corner of lot belonging to the mortgagors herein with the lot designated on said plat as belonging to Homes, Inc., of Greenville, S. C.; thence turning and running N. 33-39 E., 46.7 feet to a point on the Southwesterly edge of the right of way of W. Antrim Drive; thence turning and running with the Southwesterly edge of said right of way, S. 56-21 E., 60 feet to a point; thence turning and running S. 33-39 W., 46.7 feet to the point of beginning.

This property was acquired by the mortgagors under deeds as follows: Book 882, Page 317, and Book 985, Page 279, and deed to be recorded herewith.

[Handwritten signatures]

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