

FILED
GREENVILLE CO. S. C.
APR 22 10 47 AM
COUNTY CLERK'S OFFICE

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt Enterprises, 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 **Thirty-nine thousand two hundred and no/100ths-----DOLLARS**

(\$ 39,200.00), 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 **29** 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.

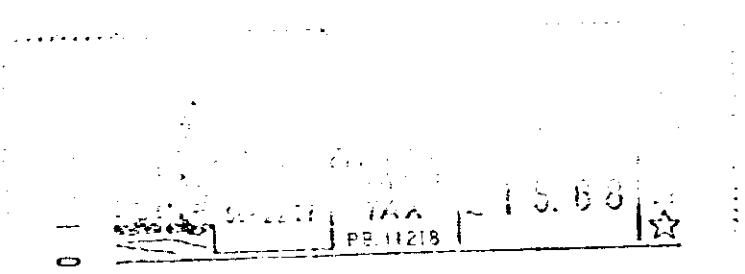
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 34 on plat of Gray Fox Run Subdivision prepared by C. O. Riddle, RLS, dated November 10, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976 and the revised plat is recorded in Plat Book 5-P at Page 16. According to said revised plat, the property is more fully described as follows:

Beginning at an iron pin on the cul-de-sac of Stonecutter Lane at the joint front corner of Lots 34 and 35 and running thence S 26-24 E 176.8 feet to an iron pin at the corner of said lots and property now or formerly belonging to Carl Hammond; thence along the line of Hammond, N 75-16 W 201 feet to an iron pin at the joint rear corner of Lots 33 and 34; thence along the line of said Lots, N 31-35 E 128.5 feet to an iron pin on the cul-de-sac of Stonecutter Lane; thence along the cul-de-sac of Stonecutter Lane, the chord of which S 87-24 E 48.5 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of Clyde N. Strange dated November 12, 1974 and recorded in Deed Book 1010 at Page 237. Threatt-Maxwell Enterprises Inc. has since become Threatt Enterprises, Inc.

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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.

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