

FILED
GREENVILLE CO. S. C.
MAR 31 1 20 PM '78
DUNNIE S. TANKERSLEY
R.M.C.

BOOK 1427 PAGE 563

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HUBRIS, 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 FORTY-NINE THOUSAND NINE HUNDRED FIFTY & NO/100 -----DOLLARS

(\$ 49,950.00), 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 _____ 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, on the Northwestern side of Crestwood Drive (formerly Old Paris Mountain Road) near the City of Greenville, said premises being shown on a plat prepared by Webb Surveying & Mapping Co., dated November 3, 1970, revised November 11, 1970, entitled "Plat for W. A. Ashmore", (see plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4H at Page 93) and on a plat prepared by Webb Surveying & Mapping Co., dated February, 1971, entitled "Plat for I. George Boudoucies", and having, in the aggregate, according to said plats the following metes and bounds:

BEGINNING at a point in or near the center of Crestwood Drive at the Northeastern corner of the premises herein described and running thence with the center line of Crestwood Drive, the traverse line which is S. 8-30 W. 153-feet to a point; thence continuing with the center line of Crestwood Drive S. 35-27 W. 224-feet to a point; thence with the line of property now or formerly of W. A. Ashmore N. 57-21 W. 239-feet to an iron pin in or near a stream; thence with the stream as the line, having a traverse line N. 20-44 E. 125.8-feet to an iron pin; thence S. 65-40 E. 22-feet to an iron pin; thence N. 28-45 E. 116.7-feet to an iron pin; thence with the line of property now or formerly of W. A. Ashmore the following courses and distances: S. 89-30 E. 46-feet to an iron pin, thence N. 9-30 E. 40-feet to an iron pin, thence S. 89-30 E. 25-feet to an iron pin, thence S. 9-30 W. 40-feet to an iron pin, thence S. 89-30 E. 173-feet to the point of beginning.

(CON'T ON BACK)

This being the same property conveyed to the mortgagor by deed of John T. Fouke, Jr. and Scherry V. Fouke recorded herewith; and the same property conveyed to John T. Fouke, Jr. and Scherry V. Fouke by deed of George Boudoucies and Gloria V. Boudoucies as recorded in the R.M.C. Office for Greenville County in Deed Book 930, at Page 579 on November 29, 1971.

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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