

FILED
GREENVILLE CO. S. C.
AUG 8 4 23 PM '71
OLLIE FARNSWORTH
R. H. C.
MORTGAGE

BOOK 1201 PAGE 521

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

RICE-CLEVELAND COMPANY, (hereinafter referred to as Mortgagor) SEND(S) GREETING:
A South Carolina Corporation,

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 Sixty Thousand and No/100----- DOLLARS (\$ 60,000.00), with interest thereon at the rate of eight & 1/2 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 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 City of Greenville, at the Southwestern corner of the intersection of Wade Hampton Boulevard with Chick Springs Road being shown as a portion of the Property of the Estate of Theodore C. Stone on a Plat recorded in the RMC Office for Greenville County, S. C., in Plat Book UUU, page 131, and having according to a plat of the Property of Rice-Cleveland Company surveyed by J. D. Calmes dated September, 1969, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Wade Hampton Boulevard with Chick Springs Road and running thence along the Western side of the right of way of Wade Hampton Boulevard, S. 48-26 W., 150 feet to an iron pin; thence continuing along the Western side of the right of way of Wade Hampton Boulevard, S. 47-33 W., 33 feet to a point; thence through other property owned by the Mortgagor herein, N. 41-34 W., 150 feet to a point; thence N. 47-33 E., 33 feet to a point; thence N. 48-57 E., 171.7 feet to an iron pin on Chick Springs Road; thence along the Southwestern side of Chick Springs Road, S. 33-13 E., 150 feet to an iron pin, the beginning corner.

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.