

FILED  
GREENVILLE CO. S. C.

OCT 24 10 53 AM '71

JOHN W. SUTANEN, CLERK  
R.M.C.

1323-310

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK ULMER LUMBER CO., 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 Fourteen Thousand Seven Hundred Sixty-one and 92/100----- DOLLARS

(\$ 14,761.92 ), 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 twenty-two 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

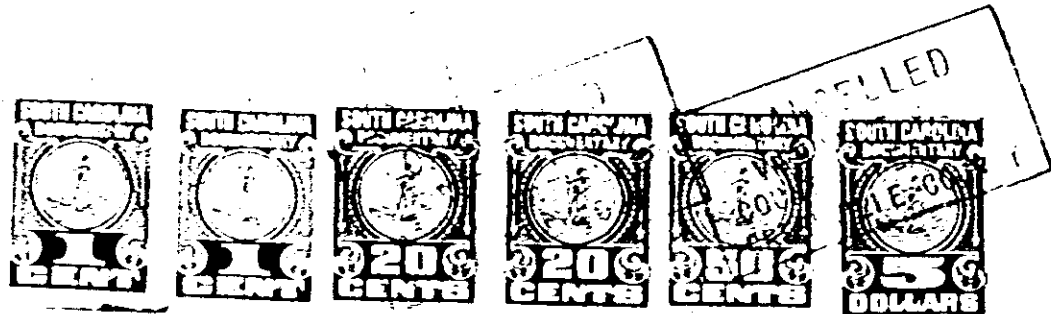
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 shown and designated as the rear one-half of Lot No. 75 and the rear one-half of Lot No. 76 on a plat of Palmetto Terrace, prepared by J. Mac Richardson dated July 1, 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Empire Drive at the joint rear corner of Lots No. 6 and 76 and running thence with the joint rear lines of Lots 6 and 76, S. 25-46 W. 70 feet to an iron pin at the joint rear corner of Lots 5, 6, 75 and 76; thence with the joint rear lines of Lots 5 and 75, S. 25-46 W. 70 feet to an iron pin at the joint rear corner of Lots 4, 5, 74 and 75; thence with the joint line of Lots 74 and 75, N. 64-14 W. 95 feet to a point; thence as a new line through and across Lots 75 and 76, N. 25-46 E. 140 feet to a point on the southwestern edge of Empire Drive; thence with the edge of Empire Drive, S. 64-14 E. 95 feet to an iron pin, being the point of beginning.

a portion of  
This is/the same property conveyed to the mortgagor herein by deed from William H. Holloway recorded in the R.M.C. Office for Greenville County in Deed Book 1006, page 524.



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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