

10/1/78

GREENVILLE CO. S. C.

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BOOK 1437 PAGE 300

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

3 Sugar Creek Rd.
Greer, S.C. 29651
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cothran & Darby Builders, 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 Seventy-Four Thousand Four Hundred and No/100ths----- DOLLARS

(\$ 74,400.00), 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 18 months ~~1978~~ 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.

fc ~~All that certain piece, parcel or lot of land with all improvements thereon as hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville,~~

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southeasterly side of Briar Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 101 on plat entitled "Map 5, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6H, Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Briar Creek Road, said pin being the joint front corner of Lots Nos. 101 and 102 and running thence with the common line of said lots S. 54-40-38 E. 198.72 feet to an iron pin, the joint rear corner of Lots No. 101 and 102; thence S. 38-42-43 W. 72.5 feet to an iron pin; thence S. 87-44 W. 48.5 feet to an iron pin, the joint rear corner of Lots Nos. 101 and 100; thence with the common line of said lots N. 57-26 W. 152.24 feet to an iron pin on the southeasterly side of Briar Creek Road; thence with the southeasterly side of Briar Creek Road N. 33-56-41 E. 54.35 feet to an iron pin; thence continuing with said road N. 38-10-48 E. 55 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., a South Carolina corporation, dated July 5, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 522 on July 5, 1978.

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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