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BOOK 1000 PAGE 134

OLLIE FARNWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: E. R. Kellett & Company, Inc.

(hereinafter referred to as Mortgagor) SEND(\$) 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

Twenty-Six Thousand and No/100ths ----- DOLLARS
(\$ 26,000.00), with interest thereon at the rate of 6 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 10 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 northeastern side of LeGrand Boulevard, in the City of Greenville, being shown on a survey entitled Plat of E. R. Kellett & Co., recorded in the R.M.C. Office for Greenville County in Plat Book VV at Page 3, and being further described according to said plat as follows:

BEGINNING at an iron pin on the northeastern side of LeGrand Boulevard, said pin being located 134.4 feet from the northeastern intersection of LeGrand Boulevard and Pleasantburg Boulevard (Highway 291 By-Pass) and running thence N. 40-49 E. 97 feet to iron pin; thence N. 26-4 E. 65 feet to iron pin; thence S. 49-11 E. 111 feet to iron pin; thence S. 29-34 W. 163.1 feet to iron pin on the northeastern side of LeGrand Boulevard; thence with the northeastern side of LeGrand Boulevard, N. 49-11 W. 126.6 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 775 at Page 130.

This mortgage is executed pursuant to authority contained in the By-laws of the Corporation.

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.