

1337-116

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IRVINE STREET REALTY CORP.

(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 THOUSAND AND NO/100 DOLLARS

(\$ 40,000.00 ), 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 twelve (12) 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 north side of Temple Street (formerly Mauldin Street) and being known and designated as Lot No. 2 of Block E of the division of property of W. L. Mauldin and J. W. Cagle as shown by plat of same recorded in the Office of the R.M.C. for Greenville County in Plat Book E at Page 242, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Temple Street, at the joint front corner of Lots Nos. 2 and 4, and running thence S. 66-43 W. 80.5 feet to a point; thence N. 2-45 W. 147.5 feet to a point; thence N. 87-15 E. 75 feet to a point; thence in a straight line, the exact direction of which and distance of which is not identified on said plat, to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on the west side of Cagle Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cagle Street 140 feet from the intersection of Walnut Street and Cagle Street and running thence S. 87-15 W. 150 feet to an iron pin on an alley; thence S. 2-45 E. 70 feet to an iron pin on said alley; thence N. 87-15 E. 150 feet to an iron pin on Cagle Street; thence with said Cagle Street, N. 2-45 W. 70 feet to the beginning corner, said lot being known as Lot No. 12, Block E, of division of property of J. W. Cagle and W. L. Mauldin as shown on plat of same recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 242.

ALSO: All that certain piece, parcel or lot of land situate, lying and being on the eastern side of Cagle Street in the County of Greenville, City of Greenville, State of South Carolina, being known and designated as Lot No. 9, Block H, on a plat of property of J. W. Cagle and W. L. Mauldin recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book E, at Page 242, and having, according to said plat, the following metes and bounds, to-wit:

(Continued on attached)

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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