

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nall and Coleman, a South

Carolina partnership

(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 One Hundred Fifty-two Thousand Seven Hundred and No/100----- DOLLARS

(\$ 152,700.00), 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 ten (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 northern side of the terminus of Pride Drive near the City of Simpsonville, being known and designated as Tract No. 2, Simpsonville Industrial Park, containing 14.92 acres as shown on a plat entitled "Simpsonville Industrial Park", prepared by Blackwood Associates, dated February 14, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the terminus of Pride Drive and running thence S. 80-41 W. 5.9 feet to an iron pin; thence N. 71-51 W. 470.4 feet to an iron pin; thence N. 8-07 E. 417.9 feet to an iron pin on or near the bank of a creek; thence with the center of the creek as the line and having a traverse line as follows: N. 27-34 E. 99.9 feet to a point, N. 42-29 E. 194.1 feet to a point, N. 79-16 E. 155.1 feet to a point, S. 87-06 E. 159.2 feet to a point, N. 42-05 E. 186.1 feet to a point, N. 59-24 E. 132.8 feet to an iron pin in the line of property now or formerly of A. K. Ramsey; thence with the line of the property of Ramsey, S. 9-18 E. 950.00 feet to an iron pin; thence S. 80-41 W. 443.1 feet to an iron pin on the eastern side of the terminus of Pride Drive; thence with the terminus of Pride Drive, S. 80-41 W. 50.8 feet to the point of beginning.

Together with all of the right, title and interest of the mortgagor in and to that certain easement conveyed to the mortgagor by deed of Yeargin Construction Company, Inc., dated April 16, 1975, to be recorded herewith. The mortgagee herein covenants and agrees that, without compensation, it will execute any documents required should the fee owner of Pride Drive ever wish to dedicate said street to a public authority.

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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