

MAR 10 12 01 PM 1969

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, JAMES D. SHIVES,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

SIX THOUSAND AND NO/100 - - - - - DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, MARCH 1, 1970

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, designated as Lot No. 13 on plat prepared for W. O. Groce by R. E. Dalton, Surveyor, dated March 1944 and having, according to said plat, the following metes, bounds, courses and distances:

Beginning at the Northwestern intersection of Columbus Avenue and Rochester Street and running N 44-12 E along Columbus Avenue for a distance of 40 feet to the joint front corner of Lots 13 and 14, as shown on said plat; thence N 45-48 W along the line of Lots No. 13 and 14 for a distance of 114 feet; thence S 36-57 W for a distance of 63.6 feet to a stake on the Northeastern side of Rochester Street; thence S 58-09 E along Rochester Street for a distance of 108.3 feet to the point of beginning.

The foregoing lot is the same conveyed to J. D. Shives by deed of W. O. Groce dated July 23, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Book 313 at Page 105.

paid satisfied and cancelled

*Carolina Federal Savings and Loan Association
of Greenville, S.C.*

W. O. Groce

May 25, 1969

James D. Shives R. M. C.

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