

First Mortgage on Real Estate

JUL 12 10 44 AM 1967

MORTGAGE

OLLIE PARKER
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
H. J. PAYNE AND FRANCES R. PAYNE,

(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 Three Thousand and No/100ths -----

DOLLARS (\$ 3.000.00), with interest thereon from date at the rate of six (6%)

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, 1967,

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 Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 6 of property of W. E. McClain as shown on plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book X, page 159, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of an unnamed road (now known as "U" Drive) at the rear or Northeastern corner of Lot No. 6 and running thence S. 14-03 E. 63 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence along the line of Lot No. 5, S. 74-50 W. 80. 5 feet to a point at the corner of lot conveyed by J. Robert Edens and Kate P. Edens to R. L. Miller and Beauford Aiken Miller; thence a new line through Lot No. 6 and along the line of the property conveyed to the Millers in a Northerly direction 84 feet to a point on the Southern side of the unnamed road above referred to, which point is also 103 feet in an Easterly direction from the Southeastern corner of the intersection of said unnamed road and another unnamed road shown on said plat (both roads now being known as "U" Drive); thence along the Southern side of said unnamed road (now known as "U" Drive) S. 87-10 E. 73.2 feet to the beginning corner.

The above described property is the identical property conveyed by J. Robert Edens and Kate P. Edens to the mortgagors herein by deed dated July 11, 1955, and to be recorded in the R. M. C. Office for Greenville County.