

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

APR 14 11 43 AM 1956

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, GRADY MANSELL,

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

DOLLARS (\$5,000.00), 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, July 1, 1971.

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 Austin Township, Laurel Creek Section, Greenville County, South Carolina, containing 3.94 acres and having the following metes and bounds:

BEGINNING at a corner in the Conastee Road and running thence N. 56 E. 7.82 chains to an iron pin; thence S. 36 E. 6.00 chains to an iron pin; thence N. 75 1/4 W. 10 chains to the center line of Conastee Road; thence along Conastee Road N. 9 W. 3 chains to the point of beginning.

The foregoing parcel is the same conveyed to Grady Mansell by deed of O. C. and Victoria Ferguson dated March 31, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 497 at page 62.