

APR 21 11 56 AM 1956

First Mortgage on Real Estate

MORTGAGE

OLLIE EARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PERRY S. LUTHI, BUILDER & CONTRACTOR, INC.

(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 refer-

ence, in the sum of Eight Thousand and no/100ths - - - - - DOLLARS (\$ 8,000.00

), 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, May 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 near the City of Greenville, in County of Greenville, State of South Carolina, being known and designated as Lot #35, Augusta Acres, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "S" page 301 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on N. side of Henderson Avenue joint front corner Lots 34 and 35 and running thence N. 8-16 W. 200 feet to an iron pin, joint rear corner Lots 34 and 35; thence N. 81-44 E. 100 feet to an iron pin, joint rear corner Lots 35 and 36; thence S. 8-16 E. 200 feet to an iron pin on North side of Henderson Avenue, joint front corner lots 35 and 36; thence along the north side of Henderson Avenue S81-44 W. 100 feet to point of beginning.

The foregoing is the same conveyed to the Mortgagor herein by deed of Casper Carlton et al dated February 23 and recorded in the R. M. C. office for Greenville County in Deed Book 546 at page 145.