

JUN 4 2 47 PM 1963

First Mortgage on Real Estate

MORTGAGE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALLACE RANDOLPH,

(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 Two Thousand Five Hundred and No/100ths DOLLARS (\$ 2,500.00 ), 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, 1963

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 Bates Township, Greenville County, State of South Carolina, containing 1.61 acres, more or less, and having according to a plat prepared by Terry T. Dill, dated May 28, 1956, entitled "Plat of Lot, Estelle Bayne, Travelers Rest, S.C.," recorded in the R.M.C. Office for Greenville County in Plat Book II at page 175, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Peterson Street, corner of Peterson lot; and running thence with said Peterson lot N. 51-35 E. 197.3 feet to an iron pin; thence N. 37-15 W. 227 feet to an iron pin in the line of property now or formerly of Tate; thence with the line of said Tate property S. 80-00 W. 260.8 feet to an iron pin on the Northeastern side of Peterson Street; thence with the Northeastern side of Peterson Street S. 43-00 E. 347.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by Estelle Peterson Bayne, formerly Estelle Peterson, by deed dated June 4, 1956, and to be recorded in the R.M.C. Office for Greenville County.