

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

MAR 3 4 49 PM 1958

OLLIE F. WORTH R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE SMITH and RUTH S. SMITH (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 Three Hundred and No/100 ----- DOLLARS (\$ 6,300.00 ), with interest thereon from date at the rate of Six ----- 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,

June 1, 1973

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 on the Northern side of Dime Street formerly known as Nichols Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Southeasterly portion of Lot No. 2 as shown on a plat prepared by Will D. Neves, dated June 1913 entitled "Plat of Portion of James E. Hall Estate" and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book C at page 90 and having the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Dime Street formerly known as Nichols Street which iron pin is 231.7 feet in an easterly direction from the Northeastern corner of the intersection of Dime Street formerly known as Nichols Street, and Rebecca Street and running thence along the line of property now or formerly of James R. Mann due north 124.5 feet to an iron pin; thence N. 81-25 E. 67.5 feet to an iron pin on a ten foot alley; thence along said alley S. 4-22 E. 126 feet to an iron pin on the Northern side of Dime Street formerly known as Nichols Street at the entrance of said alley; thence along the Northern side of Dime Street formerly known as Nichols Street, S. 83-00 W. 77 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of James R. Mann dated January 30, 1957 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 570 at page 293.