

FILED
GREENVILLE, S.C.

AUG 20 3 43 PM 1970

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PLEASANT HOMES, 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 reference, in the sum of Six Thousand Five Hundred and No/100

DOLLARS (\$ 6,500.00), 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, 1970

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, Greenville County, State of South Carolina being known and designated as Lot No. 27 as shown on a plat prepared by C.C. Jones, Engineer, dated June and September, 1952, entitled "View Point Place", recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book CC at page 152, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Bayne Drive at the joint front corner of Lots Nos. 26 and 27, and running thence with the line of Lot No. 26 N. 55-25 W. 170.7 feet to an iron pin in the line of Lot No. 25; thence with the line of Lot No. 25 S. 46--50 W. 48 feet to an iron pin at the joint rear corner of Lots Nos. 25, 27 and 30; thence with the line of Lot No. 30 S. 18-40 E. 39 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the line of Lot No. 28 S. 55-25 E. 150 feet to an iron pin on the Southwestern side of Bayne Drive; thence with the Southwestern side of Bayne Drive N. 34-35 E. 70 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of E. B. Willis Jr., dated July 23, 1958 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Vol. 602 at page 440.