

OCT 3 12 42 PM 1973

BOOK 761 PAGE 83

First Mortgage on Real Estate

CLERK OF COURTH

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. MALTBY STEWART W. MALTBY and DORIS
(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 Five Hundred and no/100-----

DOLLARS (\$5,500.00), 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,

October 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 at the westerly corner of the intersection of Andrews Street (formerly Poplar Avenue) and West McBee Boulevard, Greenville Township, Greenville County, State of South Carolina, approximately one and one-half (1 1/2) miles in a westerly direction from the Greenville County Court House, and having the following metes and bounds:

BEGINNING at an iron pin at the westerly corner of Andrews Street (formerly Poplar Avenue) and running thence with the westerly side of Andrews Street (formerly Poplar Avenue) N. 40 W., 244.1 feet to an iron pin at the joint corner of the property herein described and property now or formerly of Greenville Loom Reed Company; thence with the line of the said Greenville Loom Reed Company property, S. 38-27 W., 325.1 feet to a point on the northerly side of West McBee Boulevard; thence with the northerly side of West McBee Boulevard, S. 79-37 E., 151.8 feet to a point; thence continuing with the northerly side of West McBee Boulevard, N. 65-34 E. 229.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Frank T. O'Steen and Clovie H. O'Steen, dated March 5, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 572 at page 461.