

APR 30 4 25 PM 1959

BOOK 784 PAGE 425

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN PERKINS

(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 **Thirteen Thousand Five Hundred and No/100ths**-----
DOLLARS (\$ 13,500.00) 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,
May 1, 1969

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 Gantt Township, Greenville County, State of South Carolina, about three and one-half (3½) miles from the Greenville County Court House on the Western side of the Augusta Road and shown on a plat prepared by Piedmont Engineering Service, dated February 12, 1952, and subsequently revised May 12, 1952, and July 23, 1952, entitled "Property of Charles E. Saad", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W at page 193, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of the Augusta Road at or near the center of the Eastern terminus of Patton Road, and running thence with Patton Road S. 79-12 W. 126.7 feet to a point in Patton Road; thence N. 1-20 W. 115 feet, more or less, to an iron pin at the Southwestern corner of the property now or formerly of Sinclair Refining Company; thence with the line of said lot N. 88-09 E. 125.02 feet to an iron pin on the Western side of the Augusta Road; thence with the Western side of the Augusta Road S. 1-20 E. 93.9 feet, more or less, to the point of beginning.

The Northeast corner of the lot described hereinabove is subject to an easement for ingress and egress in favor of the Sinclair Refining Company, dated July 23, 1952, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 460 at page 119; this easement appears on the plat referred to hereinabove.

This is the identical property conveyed to the mortgagor herein by deed of Y. Albert and Lucy Albert, dated April 29, 1959, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

For the undersigned see R.M.C. Book 784 Page 425.

WITNESSED AND GRANTED BY THE BOARD OF DIRECTORS OF CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C.

R. M. C. FOR GREENVILLE COUNTY, S. C.

GREENVILLE, S. C., MAY 1, 1969