

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 3 2 53 PM 1961

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURSE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRED W. MOODY and MARY JEANETTE

T. MOODY (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 Seven Thousand Seven Hundred Fifty and No/100ths ----- DOLLARS (\$ 7,750.00), 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, February 1, 1976

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 Southwestern side of Congaree Road, Butler Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 3 as shown on an unrecorded plat prepared by W. J. Riddle, Surveyor, dated March 23, 1937, entitled "Property of Atlantic Joint Stock Land Bank of Raleigh, N. C.", and having the following metes and bounds:

BEGINNING at an iron pin in the center of Congaree Road in the line of property now or formerly of R. F. Watson and running thence with the line of said Watson property, S. 84-10 W. 380 feet to an iron pin at the joint corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 19-10 E. 498 feet to an iron pin; thence a new line through Lot No. 3 in a Northeasterly direction 480 feet, more or less, to a point in the center of Congaree Road; thence with the center of Congaree Road N. 35-30 W. 350 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Gene Cook, dated February 2, 1961, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.