STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Peter Efstration,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens & Southern National Bank of South Carolina (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 EIGHT THOUSAND FIVE HUNDRED

DOLLARS (\$ 8,500.00

due and ayable in thirty (30) consecutive monthly installments of Three Hundred Five and 83/100 (\$305.83) Dollars commencing on the 15th day of May, 1961 and continuing thereafter on the 15th day of each succeeding month until paid in full, said payments to be applied first to interest and the balance to principal, with the right to anticipate in part or in full at any time

with interest thereon from date at the rate of six above per centum per annum, to be paid: monthly as stated

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 purposes:

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 Mortgage at any time for advances made to or for his account by the Mortgage, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Ward Six of the City of Greenville, known and designated as Lot No. 7 of Block "B" of Cagle Park as shown on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "C". Page 236

Plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", Page 238, and having the following metes and bounds, to-wit:

BECINNING at an iron pin on the North side of Mills Avenye, (now Crescent Avenue), corner of Lot # 8 and running thence with line of Lot #8 N. 15 W. 186.8 feet to an iron pipe; thence S. 73-01 W. 88 feet to an iron pin corner of Lot \$6; thence with line of Lot #6, S. 21-44 E. 180.1 feet to an iron pipe on Mills Avenue, now Crescent Avenue, thence with Crescent Avenue N. 79-12 E. 67 feet to the beginning corner. Subject however to the building restrictions of the Cagle Park Company as found in the title of J. R. Owen to J. C. Redmon.

Subject, however, to a triangular right-of-way acquired or being acquired over the northwestern corner by the State Highway Department and described as follows:

BEGINNING at a point on the rear line, which point is S. 73-01 W. 34 feet, more or less, from the joint rear lines of Lots 7 and 8 and running thence along the rear line S. 73-01 W. 54 feet, more or less, to the joint rear lines of Lots 6 and 7; thence along the joint side line of said Lots S. 21-44 E. 47 feet, more or less, to a point thence in a straight line in a northeasterly direction 69 feet, more or less to the beginning corper. to the beginning corner.

This being the same property conveyed to the Mortgagor and Charles P. Efstration by deed of C. P. Corn recorded in Deed Book 594, at Page 106, the said Charles P. Efstration having conveyed his interest in the above described premises to the mortgagor by deed recorded in Deed Book 669, at Page 228.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

PAID AND FULLY SATISFIED THIS THE 9 DAY OF GOLDON 1963 BANK OF SOUTH AFOLINA

WITNESS W. Doan

