

JUN 23 3 34 PM 1961

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EUGENE T. FULBRIGHT

(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 **Three Thousand Five Hundred and No/100ths** -----

DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of **six and one-half** 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, 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 in **Gantt Township, County of Greenville, State of South Carolina**, containing **3.6 acres, more or less**, and being known and designated as **Property of Walter A. Winstead** as shown on a plat prepared by **Ethan C. Allen, R. L. S.**, dated **March 17, 1955**, and recorded in the **R. M. C. Office for Greenville County in Plat Book FF at page 503**, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of a county road at the joint front corner of the lot herein described and property now or formerly of **Boling**, and running thence with the line of said road **N. 30-02 W. 200 feet** to an iron pin at the joint front corner of the lot herein described and property now or formerly of **John E. Upchurch** (formerly **Winstead property**), and running thence with the line of said **Upchurch property N. 72-12 E. 610 feet** to an iron pin, which iron pin is **10 feet** in a Westerly direction from a branch which separates the lot herein described from property now or formerly of **Brown**; thence in a Southerly direction with said branch as the line **345 feet, more or less**, to an iron pin at the corner of the lot herein described and property now or formerly of **Boling**; thence with the line of said **Boling property S. 89-37 W. 607.9 feet** to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of **Ruby Ladd**, dated **October 8, 1960**, and recorded in the **R. M. C. Office for Greenville County in Deed Book 660 at page 489**, and is a portion of the **63 acre tract** conveyed to **W. A. Winstead** by **J. Osby Jenkinson**.