

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALVIN E. JAMES AND MARTHA
A. JAMES

(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 Nine Thousand and No/100ths-----
DOLLARS (\$ 9,000.00), 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,

November 1, 1981

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~~ ^{those} pieces/parcels of land/with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northwestern side of West Georgia Road, Fairview Township, Greenville County, State of South Carolina, as shown on a plat prepared by G.O. Riddle, R.L.S., dated February 28, 1957, revised February 6, 1961, entitled "Property of S.B. Anderson near Simpsonville, S.C.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV at page 139, and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the West Georgia Road at the Southeastern corner of the premises herein described, and running thence N. 25-00 W. 16.9 feet to an iron pin at or near the Northwestern edge of West Georgia Road; thence with the line of property now or formerly of Walter Holcombe N. 25-00 W. 251.7 feet (for a total distance of 268.6 feet) to a stone; thence with the line of property now or formerly of Lettie F. Anderson N. 37-46 E. 133.7 feet to an iron pin; thence continuing with the line of the said Anderson property S. 48-54 E. 273.7 feet to an iron pin at or near the Northwestern edge of West Georgia Road; thence continuing S. 48-54 E. 40.5 feet (for a total distance of 314.2 feet) to an iron pin in West Georgia Road; thence with West Georgia Road S. 55-10 W. 249.7 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Lettie F. Anderson, dated June 12, 1961, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.