

First Mortgage on Real Estate

# MORTGAGE

JUL 6 10 14 AM

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. GAINES AND EVELYN R. GAINES (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 this date herewith, the terms of which are incorporated herein by reference in the sum of Four Thousand Two Hundred and No/100ths

DOLLARS (\$ 4,200.00 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, 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 Southern side of Gilman Avenue in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 as shown on a plat prepared by Piedmont Engineering Service, dated November 29, 1960; entitled "Property of George M. Sparks, Jr.", and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Gilman Avenue, which iron pin is located 156 feet in a Westerly direction from the Southwestern corner of the intersection of Gilman Avenue and Airbase Road at the joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lot No. 1 S. 7-54 E. 99.2 feet to an iron pin; thence S. 82-06 W. 80 feet to an iron pin; thence N. 7-54 W. 99.2 feet to an iron pin on the Southern side of Gilman Avenue; thence with the Southern side of Gilman Avenue N. 82-06 E. 80 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of George M. Sparks, Jr. and Julia G. Sparks, same as Julia Thompson Sparks dated July 5, 1961, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

PAID, SATISFIED AND CANCELLED  
Carolina Federal Savings and Loan Association  
of Greenville, S. C.

W. R. Bray  
Vice-President  
September 26 1966  
Witness Georgene Dunn

SATISFIED AND CANCELLED OF RECORD  
27 DAY OF Sept. 1966  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:05 O'CLOCK A. M. NO. 8390