

First Mortgage on Real Estate

MORTGAGE AUG 25 1961

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James E. Burgess (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 and No/100 DOLLARS (\$ 7,000.00), 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,

September 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 northwestern side of Reedy Fork Road, (S. C. Highway 23-50), Grove Township, Greenville County, South Carolina, and being shown on a plat prepared by Piedmont Engineering Service dated October 8, 1950, entitled "Property of Alberta Barre Elliott", and recorded in the R.M.C. Office for Greenville County in Plat Book 2 at page 45, and having according to a more recent plat prepared by W. N. Willis Engineers, dated September 25, 1953, entitled "Property of Alberta B. Elliott" recorded in the R.M.C. Office for Greenville County in Plat Book WV at page 149, the following metes and bounds:

BEGINNING at an iron pin in the center of Reedy Fork Road at a point in the center of the bridge which spans Reedy Fork Creek, and running thence with the center of said road, S. 34-30 W., 860 feet, more or less, to a point in the center of said road; thence, N. 41-17 W., 565 feet, more or less, to an iron pin on the northwestern side of a county road; thence, N. 71-23 E., 804.4 feet, more or less, to a stump; thence N. 25-00 W., 75 feet to an iron pin on the bank of Reedy Fork Creek; thence with the center of Reedy Fork Creek as the line, having a traverse line of S. 66-30 E., 130 feet, more or less, to the point of beginning.

THIS is the identical property conveyed to the mortgagor herein by deed of R. W. Manley dated August 25, 1961 and to be recorded herewith in the R.M.C. Office for Greenville County.