

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: **W. M. ROSE**

(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 Nine Hundred and No/100ths** DOLLARS (\$ **7,900.00** ), 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, **August 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 near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 61 as shown on a plat prepared by C. C. Jones, Civil Engineer, dated April, 1961, entitled "Sec. 3, Lockwood Heights", recorded in the R.M.C. Office for Greenville County, in Plat Book XX at page 11 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Saran Drive at the joint front corner of Lots Nos. 61 and 62 and running thence with the line of Lot No. 62 S. 35-00 W. 176.8 feet to a iron pin on the Northwestern side of the Southern Railway right-of-way; thence with the Northeastern side of said right-of-way N. 61-31 W. 117.5 feet to an iron pin to the joint rear corner of Lot No. 61 and the lots of Sec. 2 of Lockwood Heights; thence with the line of said lots in Sec. 2, Lockwood Heights N. 44-29 E. 192.9 feet to an iron pin on the Southwestern side of Saran Drive; thence with the Southwestern side of Saran Drive S. 55-00 E. 85 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Fred F. Thruston, dated September 5, 1961 and to be recorded in the R.M.C. Office for Greenville County.

*In Extension Agreement See P. 8, n. 17-18 874 Page 11.*