

First Mortgage on Real Estate

MORTGAGE SEP 29 12 17 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. G. CRYMES, JR. (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 **Five Thousand Five Hundred and No/100ths**-----
DOLLARS (\$ 5,500.00), 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, **October 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~~ tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Easterly side of Hallton Road and the Southerly side of Congaree Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 17, 18, 19 and a portion of Lot No. 20 as shown on a plat prepared by Dalton & Neves, dated July, 1944, entitled "Happy Valley Farms", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 0 at page 103, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Hallton Road and Congaree Road, and running thence with the Easterly side of Hallton Road S. 33-22 W. 647 feet to an iron pin at the joint front corner of Lots Nos. 16 and 17; thence with the line of Lot No. 16 S. 56-30 E. 228.2 feet to an iron pin; thence a new line through Lot No. 20 S. 57-46 E. 544.2 feet to an iron pin in the line of property now or formerly of the Julia Smith Estate; thence with the line of the said Smith Estate property N. 27-34 E. 515.1 feet to an iron pin on the Southerly side of Congaree Road; thence with the Southerly side of Congaree Road N. 46-30 W. 237.7 feet to an iron pin; thence continuing with the Southerly side of Congaree Road N. 46 W. 267.2 feet to an iron pin; thence still continuing with the Southerly side of Congaree Road N. 44-46 W. 234.4 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of W.M. Shelton, dated May 6, 1948, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 346 at page 399.