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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES M. SMITH (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 **Three Thousand Two Hundred and No/100ths**-----
DOLLARS (\$ 3,200.00), 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,
November 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 in **Monaghan Mills Village, County of Greenville, State of South Carolina**, and being known and designated as **Lot No. 85, Section 1**, as shown on a plat entitled "**Subdivision for Victor-Monaghan Mills, Greenville, S.C.**", made by **Pickell & Pickell, Engineers, Greenville, South Carolina**, dated **December 20, 1948**, recorded in the **R.M.C. Office for Greenville County, South Carolina**, in **Plat Book S at pages 179-181, inclusive**, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Haynesworth Street at the joint front corner of Lots Nos. 84 and 85, Section 1, and running thence with the line of Lot No. 84 N. 83-21 W. 94.5 feet to an iron pin on the Eastern side of a 15 foot alley; thence with the Eastern side of said 15 foot alley N. 6-39 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 85 and 86; thence with the line of Lot No. 86 S. 83-21 E. 94.5 feet to an iron pin on the Western side of Haynesworth Street; thence with the Western side of Haynesworth Street S. 6-39 W. 75 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein and Coleen T. Smith by deed of Lois S. Watson, dated March 28, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 549 at page 396. The said Coleen T. Smith conveyed her interest in the premises to the mortgagor herein by deed dated March 19, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 621 at page 38.