

DEC 13 8 40 AM 1961

OLLIE NORTH
M.C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID G. TRAXLER, Sr.

(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 Four Thousand Five Hundred and No/100ths-----
DOLLARS (\$4,500.00), 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,

January 1, 1977

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 the state and County aforesaid, Chick Springs Township, in or near the town of Taylors, South Carolina, lying on the South side of the Piedmont & Northern Railroad and on the East side of the Old Taylors Mill Road, and being part of the same land conveyed to Ethel Brock by deed from Vance W. Crowder, January 2, 1926, recorded in the office for Greenville County Register of Mesne in Deed Book 63 at page 460; and having the following courses and distances, to-wit:

BEGINNING at a stake on the East side of Old Taylors Mill Road on the South side of the right-of-way of the said Piedmont & Northern Railroad, and running thence with the East margin of the said road S. 17-00 E. 70 feet to a stake or iron pin, new corner; thence S. 83-17 E. 270 feet to a small branch (stake or iron pin back on line at 8 feet); thence down the branch N. 4-43 W. 65.2 feet to a point on the header of the culvert under the said railroad; thence N. 83-17 W. 285.2 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by Deed of Augusta Road Building Supplies, Inc., dated December 12, 1961 and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.