

FILED
GREENVILLE CO. S.

JAN 22 4 34 PM

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAM R. ZIMMERMAN, 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 Four Thousand and No/100ths

DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of six & 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, February 1, 1972

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 Eastern side of Calhoun Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Southern portion of Lots Nos. 1, 2, 3 and 4 as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 163, and having according to said plat, the following metes and bounds:

BEGINNING at a point on the Eastern side of Calhoun Street, which point is 100 feet in a Southwesterly direction from the Southeastern corner of the intersection of Dunbar Street and Calhoun Street, and running thence with the Eastern side of Calhoun Street S. 18 W. 115 feet to a point; thence S. 76 E. 193 feet to an alley; thence with said alley approximately N. 18 E. 115 feet to the corner of property now or formerly of Marie Tribble; thence N. 76 W. 193 feet to the point of beginning.

LESS: All that piece, parcel or lot of land conveyed by G.L. Calhoun to T.M. McBee and Paralee McBee by deed dated February 2, 1932, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 161 at page 368.

This is the identical property conveyed to the mortgagor herein by deed of Evelyn M. Miliam, et al, dated October 7, 1961, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina, and by deed of E. Inman, Master, dated January 17, 1962, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.