

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES HUNTER STOKES AND ETHEL M. STOKES

(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 **Fifteen Thousand and No/100ths** -----
DOLLARS (\$15,000.00), with interest thereon from date at the rate of **five 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,

December 1, 1987

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 Southern side of East Tallulah Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4 and a portion of Lots Nos. 3 and 5 as shown on a plat of Property of Carobel C. Martin, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J at page 73, and having according to a more recent plat prepared by Webb Surveying & Mapping Co., dated July, 1962, entitled "Property of Hunter Stokes", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA at page 137, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of East Tallulah Drive, which iron pin is located 485 feet in a Southwesterly direction from the Southwestern corner of the intersection of East Tallulah Drive and Penn Street, at the joint corner of the premises herein described and property now or formerly of Irene V. Henderson, and running thence with the line of the said Henderson property S. 25-20 E. 200 feet to an iron pin in the rear line of Lot No. 8; thence with the rear lines of Lots Nos. 8 and 9 S. 64-40 W. 100 feet to an iron pin; thence a new line through Lot No. 3 N. 25-20 W. 200 feet to an iron pin on the Southern side of East Tallulah Drive; thence with the Southern side of East Tallulah Drive N. 64-40 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Carobel C. Martin, dated July 25, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 783 at page 166.