

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN L. SLOAN, Trustee for James H. Robinson, Lindsay J. Forrester, Jr. and John L. Sloan

(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 Twelve Thousand Five Hundred and No/100ths -----

DOLLARS (\$ 12,500.00 ), 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, June 1, 1974

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, situated, lying and being on the Northwestern side of Sage Street (formerly "B" Street), Greenville Township, Greenville County, State of South Carolina, in Old School District 88C, and having according to a plat prepared by R. B. Bruce, R.L.S., dated September 9, 1962, entitled "Property of John L. Sloan, as Trustee", the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Sage Street, which iron pin is 90 feet in a Northeasterly direction from the Northeastern corner of the intersection of Sage Street and "D" Street, and running thence with the Northwestern side of Sage Street N. 47-18 E. 100 feet to an iron pin; thence N. 41-52 W. 110 feet to an iron pin; thence S. 47-18 W. 100 feet to an iron pin; thence S. 41-52 E. 110 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Ben S. Irvin and J. W. Jenkins, dated June 19, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 700 at page 439.