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First Mortgage on Real Estate

OLLIE WORTH

BOOK

940 PAGE 461

MORTGAGE

R.M.C.

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JOHN ROBERT ROSEMOND, 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 Five Hundred and No/100ths-----**
DOLLARS (\$ 4,500.00), 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,

December 1, 1975

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.

tract

All that piece, parcel or/ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northern side of Bessie Road, in the County of Greenville, State of South Carolina, being shown as two (2) acres of John Robert Rosemond, Jr. as shown on a plat prepared by C. O. Riddle, R.L.S., dated February 12, 1959, entitled "Property of John Robert Rosemond" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 00 at page 249, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of Bessie Road at the joint front corner of the tract herein described and property now or formerly of Young, and running thence with the line of said Young property N. 9-20 W. 26.8 feet to an iron pin on the Northern side of the right-of-way of Bessie Road; thence continuing N. 9-20 W. 384.9 feet to an iron pin; thence S. 73-50 W. 213.1 feet to an iron pin at the joint rear corner of the tract herein described and a two acre tract for Charles Rosemond; thence with the line of said Charles Rosemond property S. 9-20 E. 384.9 feet to an iron pin on the Northern side of the right-of-way for Bessie Road; thence continuing S. 9-20 E. 26.8 feet to a point in the center of Bessie Road; thence with the center of Bessie Road as the line N. 73-50 E. 213.1 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of John Robert Rosemond dated February 27, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 632 at page 166.