

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

INDEXED AND CANCELLED OF RECORD
DAY OF FEBRUARY 1974
Daniel S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

FEB 27 4 25 PM 1974

BOOK 950 PAGE 286

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FRENDSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. S. SELLERS

(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 **Twenty Thousand and No/100ths**-----

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of **five and three-fourths** 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,

May 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~~ ^{those} piece, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northern side of East Hillcrest Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 21 and the Western 50 feet of Lot No. 20 of Block E as shown on a plat of Highland Terrace, prepared by Dalton & Neves, Engineers, dated August, 1928, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 208, and having, in the aggregate, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of East Hillcrest Drive at the joint front corner of Lots Nos. 21 and 22 of Block E, and running thence with the line of Lot No. 22 N. 23-30 E. 190 feet to an iron pin; thence S. 66-30 E. 125 feet to an iron pin in the rear line of Lot No. 20; thence a new line through Lot No. 20 S. 23-30 W. 190 feet to an iron pin on the Northern side of East Hillcrest Drive; thence with the Northern side of East Hillcrest Drive N. 66-30 W. 125 feet to the point of beginning.

TOGETHER with all the mortgagor's right, title and interest in and to that easement across a strip of land 2.5 feet in width running from the rear of the premises herein described across property now or formerly of Edna Babb Tucker and Mary Tucker to Montclair Avenue (formerly East Fairview Avenue), more particularly described in a deed from Edna Babb Tucker and Mary Tucker to John F. Smith, dated September 19, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 442 at page 159.

This is the identical property conveyed to the mortgagor herein by deed of Frank A. Ulmer and Helen L. Ulmer, dated September 6, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 731 at page 579.