

JUL 15 4 30 PM '75

CLERK OF COURTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES HUBERT ERWIN AND BERTHA L. ERWIN (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 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,
August 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.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on Rutledge Lake Road in Paris Mountain Township near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of the Old Shockley Place, and having according to a plat prepared by W.J. Riddle, dated March, 1920, the following metes and bounds:

BEGINNING at an iron pin in Hunt's Bridge Road, and running thence with Hunt's Bridge Road N. 55-45 W. 199.98 feet to an iron pin; thence S. 18-15 W. 50.16 feet to a stone; thence S. 50 W. 603.24 feet to a stone; thence N. 85 W. 231 feet to a stone; thence S. 17-30 W. 467.94 feet to a white oak stump; thence S. 28-30 W. 726 feet to a white oak; thence S. 41-45 E. 1013.10 feet to a stone; thence N. 66-15 E. 371.58 feet to fork of branches; thence with branch the line N. 37 E. 489.72 feet to a bend; thence N. 30-40 E. 262.68 feet to fork of branches; thence N. 18-30 W. 506.88 feet to a hickory stump; thence N. 2-30 W. 643.5 feet to a stone; thence N. 17-45 E. 231 feet to the point of beginning.

LESS:

1. All that piece, parcel or lot of land, containing 23.5 acres, more or less, conveyed from the above tract by deed of J.E. Howard to W.G. Serrine, dated August 16, 1948, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 356 at page 144.
2. All that piece, parcel or lot of land, containing 1.23 acres, more or less, conveyed from the above tract by deed of J.E. Howard to J.M. Black, dated January 18, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 370 at page 424.

This is the identical property conveyed to the mortgagors herein by deed of R.L. Southerland and Beulah M. Southerland dated July 15, 1965, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

[Said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 0 at page 97.]