

FEB 10 4 23 PM 1967

OLLIE PARKS WORTH  
R. M. O.

BOOK 1050 PAGE 78

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES T. TIMMONS

(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/100----- DOLLARS (\$ 4,500.00-----), with interest thereon from date at the rate of Six 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,

February 1, 1979

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 Southeastern side of Hill Street, in or near the town of Taylors, County of Greenville, State of South Carolina, being shown and designated as Lot No. 13 on a plat entitled "Section No. 1 - Chick Springs" dated May 5, 1966, revised July 12, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Hill Street at the joint front corner of Lot No. 13 with Lot No. 12 and running thence with the joint line of said lots S. 37-23 E. 90 feet to a point; thence S. 52-37 W. 61 feet to a point at the joint rear corner of Lots Nos. 13 and 14; thence with the joint line of said lots N. 37-23 W. 90 feet to a point on the Southeastern side of Hill Street; thence with the Southeastern side of Hill Street N. 52-37 E. 61 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Williams Land Company, Inc. to be recorded herewith.