

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE M. CUMMINGS AND

ALPHA M. CUMMINGS (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 Thirteen Thousand and No/100-----

DOLLARS (\$ 13,000.00), 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,

September 1, 1987

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 in the County of Greenville, State of South Carolina, on the north-western side of Fortner Avenue and being known and designated as Lot No. 37 and a 30-foot strip off of the southern side of Lot No. 36 of Kentland Park as shown on unrecorded plat thereof prepared by Piedmont Engineering Service, revised August 10, 1963, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Fortner Avenue at the joint front corner of Lots Nos. 37 and 38 and running thence along the joint line of said lots N. 63-33 W. 202.3 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38 and Lots Nos. 31 and 32 of Kentland Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "XX", at Pages 44 and 45; thence along the rear line of said lots Nos. 32 and 33 N. 22-15 E. 101 feet to an iron pin at the joint rear corner of Lots Nos. 36 and 37; thence continuing along the rear line of Lot No. 33 N. 22-15 E. 30 feet to a point; thence with a new line through Lot No. 36 S. 82-33 E. 197 feet, more or less, to a point on the northwestern side of Fortner Avenue; thence along said Avenue S. 12-24 E. 30 feet to an iron pin at the joint front corner of Lots Nos. 36 and 37; thence continuing along said Avenue as follows: S. 13-14 W. 67 feet to an iron pin; S. 21-39 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by O. Tommy Gibbs by his deed of even date and recorded herewith.