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BOOK 1071 PAGE 248

GELLIE B. BOWEN
R.M.C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. H. LUPO

(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 **Five Thousand Five Hundred and No/100ths -----**

DOLLARS (\$ 5,500.00), 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,

October 1, 1977

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 Northern side of Beck Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the rear portion of Lot No. 8 and the rear portion of the Southern one-half of Lot No. 7 as shown on a plat of Augusta Road Ranches, prepared by Dalton & Neves, dated April 1941, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 47 and being more particularly shown on a plat prepared by W. J. Riddle, dated March, 1956, entitled "Property of E. H. Lupo", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FF at page 393 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Beck Avenue at a point 102.3 feet from the beginning of the curvature of the intersection of Beck Avenue and Old Augusta Road and running thence with the Northern side of Beck Avenue S. 89-47 W. 100 feet to an iron pin; thence N. 0-13 W. 90 feet to an iron pin in the rear line of Lot No. 7; thence a new line through Lot No. 7 N. 89-47 E. 100 feet to an iron pin; thence S. 0-13 E. 90 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deeds of David G. Traxler, dated March 12, 1947, and May 13, 1952, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 309 at page 354 and Deed Book 513 at page 496, respectively.