

OCT 4 2 48 PM 1967

BOOK 1071 PAGE 287

OLIVE FARNSWORTH

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: HERMAS S. CROUT

(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 TWO THOUSAND FOUR HUNDRED and NO/100----- DOLLARS (\$ 22,400.00 ), with interest thereon from date at the rate of Six & 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, 1992.

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 Greenville County, State of South Carolina, near the Town of Taylors, and shown as Lot 86 on a plat entitled Brook Glenn Gardens recorded in the RMC Office for Greenville County in Plat Book JJJ at pages 84 and 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Ravensworth Drive, joint front corner of Lots 86 and 87, and running thence along the joint line of said lots, N. 60-17 E. 150 feet; thence N. 29-43 W. 110 feet; thence S. 60-17 W. 150 feet to Ravensworth Drive; thence along said Drive, S. 29-43 E. 110 feet to the point of beginning.

AND SATISFACTION TO THE MORTGAGEE  
SATISFACTION BOOK

SATISFIED BY THE ASSOCIATION OF GREENVILLE  
CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE  
1000 GREENVILLE AVENUE  
GREENVILLE, SOUTH CAROLINA 29601