

APR 15 4 25 PM 1973

BOOK 1089 PAGE 516

OLLIE F. NEWBATH
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK L. O'NEAL (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 Three Hundred Twelve and 92/100ths ----- DOLLARS (\$ 4,312.92**), with interest thereon from ~~date~~ ^{maturity} at the rate of **five** 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, **April 15, 1973**

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 Southern side of Laurel Drive in Austin Township, Greenville County, South Carolina and being shown and designated as the major part of Lot No. 20 on plat entitled "Property of Central Realty Corp." dated June 30, 1950, prepared by W. J. Riddle, Surveyor, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book Y at page 85 and having according to a revision of said plat dated January 12, 1965 the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Laurel Drive at the joint front corner of Lots Nos. 19 and 20 and running thence with the line of Lot No. 19 S. 15-01 W. 732 feet to an iron pin; thence S. 88-51 W. 143.9 feet to an iron pin; thence with the line of Lot No. 2 N. 87-24 W. 445 feet to an iron pin; thence with the rear lines of Lots Nos. 3 and 4 N. 7-04 E. 298 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with a new line through Lot No. 20 N. 65-31 E. 138.3 feet to an iron pin; thence continuing with a line through Lot No. 20 N. 7-04 E. 388 feet to an iron pin on the Southern side of Laurel Drive; thence with the Southern side of Laurel Drive the following courses and distances: N. 59-41 E. 138 feet to an iron pin, N. 88-51 E. 127 feet to an iron pin, S. 61-24 E. 262 feet to an iron pin and N. 88-51 E. 89.2 feet to the point of beginning.

This is a portion of the property acquired by the mortgagor by deed of Central Realty Corporation dated October 21, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 421 at page 411.

This mortgage is junior in lien to that certain mortgage given by Frank L. O'Neal to Carolina Federal Savings and Loan Association of Greenville, in the original amount of \$10,000.00., dated February 18, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 986 at page 510.

It is understood and agreed that any default under the terms and provisions of that certain promissory note of the Mortgagor herein to the Mortgagee herein, dated February 18, 1965, in the principal sum of

SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association
of Greenville, S. C.

W. B. [Signature]
[Signature]
August 10 1970
Witness *[Signature]*

SATISFIED AND CANCELLED OF RECORD
20 DAY OF August 1970
[Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:45 O'CLOCK P. M. NO. 4241