

FILED
GREENVILLE CO. S. C.

MAY 12 4 09 PM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1125 PAGE 396

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALVIN RICHARD BABB

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GAROLINA 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 SIXTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100----- DOLLARS (\$ 16, 650. 00-----), with interest thereon from date at the rate of Six and three-fourths per centum per annum, (with the provision that the interest rate may be increased) 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, June 1, 1994.

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 near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 157 on a plat of the subdivision of Avon Park, said plat prepared by C. C. Jones, dated December 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 71, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Marlow Lane and running thence S. 20-09 W. 110 feet to an iron pin; thence S. 80-59 E. 114.5 feet, more or less, to an iron pin, joint rear corner of Lots Nos. 157 and 158; thence along the line of Lot No. 158 N. 20-09 W. 165.8 feet to an iron pin; thence along Marlow Lane, S. 69-51 W. 100 feet to the point of Beginning.