

2:30 P.M.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MILLARD N. WARD and
HILDA C. WARD

(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-Four Thousand and No/100ths -----

DOLLARS (\$ 24,000.00) with interest thereon from date ~~XXXXXX~~ as provided in said promissory note ~~XXXXXXXXXXXXXXXXXXXX~~ 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 on the Southeastern side of Eastcliffe Way near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 189 and a small portion of Lot No. 188 of Section 3-B as shown on a plat of Westcliffe, prepared by Piedmont Engineers & Architects, dated December 11, 1963, revised May 12, 1965, revised September 24, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ at pages 74 and 75, and having according to a more recent plat prepared by Carolina Engineering & Surveying Co., dated January 13, 1969, entitled "Revision of Lots 188 and 189, Westcliffe Sub Division", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4A at page 75, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Eastcliffe Way at the joint front corner of Lots Nos. 189 and 190, and running thence with the line of Lot No. 190 S. 32-0 E. 160 feet to an iron pin; thence with the line of Lot No. 191 S. 2-0 W. 90 feet to an iron pin; thence with the line of Lot No. 187 N. 73-51 W. 121.3 feet to an iron pin at the joint rear corner of Lots Nos. 188 and 189; thence a new line through Lot No. 188 N. 24-27 W. 148.5 feet to an iron pin on the Southeastern side of Eastcliffe Way; thence with the Southeastern side of Westcliffe Way N. 60-05 E. 86.5 feet to an iron pin; thence continuing with the Southeastern side of Eastcliffe Way N. 58-0 E. 25.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of J. R. Hall, dated May 29, 1969, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.