

FILED
GREENVILLE CO. S. C.

SEP 12 12 17 PM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1136 PAGE 471

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: DEMPSEY REAL ESTATE CO., INC.
(formerly DEMPSEY CONSTRUCTION COMPANY, INC.)

(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 Thousand and No/100ths -----
DOLLARS (\$ 20,200.00) with interest thereon as provided in said promissory note, 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,

July 1, 1970

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 Panorama Court near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 14 as shown on a plat prepared by Dalton & Neves, Engineers, dated December 1965, revised May 1966, entitled "Plantation Estates - Property of Dempsey Construction Company, Inc.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at page 127, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Panorama Court at the joint front corner of Lots Nos. 13 and 14, and running thence with the line of Lot No. 13 N. 11-10 E. 405.9 feet to an iron pin in the line of property now or formerly of Dixie Farms; thence with the line of the said Dixie Farms property N. 76-15 W. 46.2 feet to an iron pin; thence continuing with the line of the said Dixie Farms property S. 56-54 E. 264.5 feet to an iron pin in the line of property now or formerly of James F. Zupan; thence with the line of the said Zupan property S. 7-13 E. 235.9 feet to an iron pin on the Northern side of Panorama Court; thence with the Northern side of Panorama Court the following courses and distances: S. 78-50 E. 16.6 feet to an iron pin, thence N. 74-40 E. 55.8 feet to an iron pin, thence S. 52-20 E. 55.8 feet to an iron pin, thence S. 78-50 E. 44.2 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of McLain Hall and Sue H. Bailes, dated February 8, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 767 at page 262.