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BOOK 1148 PAGE 248

OLLIE FARNSWORTH
R. H. C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PETTIGRU PROPERTIES, A Partnership,
(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 Forty Five Thousand & no/100-----

DOLLARS (\$ 45,000.00), 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,
May 1, 1990.

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, situated, lying and being on the Northern side of Pettigru Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as the Eastern portion of Lot No. 8 on a Plat of Boyce's Addition dated January 13, 1904, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book A, Pages 90 and 91, and being shown on a Plat entitled "Property of Christ Church" made by Dalton and Neves, Engineers, dated June 22, 1960, recorded in the R. M. C. Office for said county and state in Plat Book UU, Page 35, and having according to said Plats the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Pettigru Street 125 feet East of the Northeastern corner of the intersection of Pettigru Street with Williams Street, and running thence along the line of property owned by Hill and James N. 15 W. 90 feet to an iron pin; thence N. 65 E. 25 feet to an iron pin; thence N. 15 W. 110 feet to an iron pin on a 15 foot alley; thence with the Southern side of said alley N. 65 E. 52 feet to an iron pin; thence along the line of property of Ebaugh S. 15 E. 200 feet to an iron pin on Pettigru Street; thence along the Northern side of Pettigru Street S. 65 W. 77 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to Pettigru Properties, a partnership, by Deed of Christ Church, an eleemosynary corporation, of even date herewith to be recorded. Pettigru Properties is a partnership existing under the Uniform Partnership Act of South Carolina, Section 52-1 through 52-79 of the Code of Laws of South Carolina of 1962 as amended, and at the present time consists of J. Wright Horton, Vance B. Drawdy, John M. Dillard, Charles W. Marchbanks, Harry A. Chapman, Jr., and C. Vincent Brown as all of the partners therein.