

FILED
GREENVILLE CO. S. C.
OCT 1 9 37 AM '70
OLLIE FARNSWORTH
R. H. C.

BOOK 1168 PAGE 107

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES E. LIPSCOMBE, III &
PATRICIA E. LIPSCOMB

(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 FIVE THOUSAND AND NO/100

DOLLARS (\$ 25,000.00), 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,

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 west side of Capers Street in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as a portion of Lot No. 1 as shown on a plat of property of Alester G. Furman, Jr., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book U at Page 183 and having the following metes and bounds:

BEGINNING at an iron pin on the west side of Capers Street, which pin is 200 feet from the northwest corner of the intersection of Capers Street and Crescent Avenue, and running thence S. 84-40 W. 130 feet to an iron pin in the line of Lot No. 2; thence with the line of said Lot N. 5-41 W. 121.2 feet to an iron pin; thence N. 89-07 E. 130.2 feet to an iron pin in Capers Street; thence with said street S. 5-41 E. 111 feet to the beginning corner.

ALSO that certain strip of land adjoining the above described property having the following metes and bounds:

BEGINNING at an iron pin on the west side of Capers Street, southeastern corner of the property described above and running thence with the line of that property S. 84-40 W. 130 feet; thence S. 5-41 E. 10 feet; thence N. 84-40 E. 130 feet to Capers Street; thence N. 5-41 W. 10 feet to the beginning corner, being the same property conveyed to J. Earle Furman by deed recorded in Deed Book 605, at page 155.