

FILED
GREENVILLE CO. S. C.
NOV 9 11 23 AM '70
OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. Proffitt, 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 Thirty-five Thousand Six Hundred and no/100----- DOLLARS (\$ 35,500.00-----), 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 in Greenville County, State of South Carolina, at the intersection of Queen Ann Road and Heatherbrook Road, being shown as Lot 31 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County in Plat Book 4F at pages 2, 3 and 4, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the westerly side of Heatherbrook Road, said pin being the joint corner of Lots 31 and 14 and running thence with the common line of said lots S 86-11 W 153.1 feet to an iron pin, the joint corner of Lots 31 and 30; thence with the common line of said lots S 3-49 E 165 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of Queen Ann Road N 86-11 E 128.1 feet to an iron pin; thence N 41-11 E 35.3 feet to an iron pin on the westerly side of Heatherbrook Road; thence with the westerly side of Heatherbrook Road N 3-49 E 140 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 869 at page 25 and by deed of Cothran & Darby Builders, Inc., to be recorded herewith.

PAID, SATISFIED AND ~~Cancelled~~
Carolina Federal Savings and Loan Association
of Greenville, S. C.

W. W. Cruikshank
Vice President

May 13 1971

Witness Ann J. Duckabee

SATISFIED AND CANCELLED OF RECORD

14 DAY OF May 1971

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:40 O'CLOCK P. M. NO. 27177