

FILED
GREENVILLE CO. S. C.

Dec 23 10 11 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1176 PAGE 317

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. W. Lunsford

(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-Three Thousand and no/100-----

DOLLARS (\$ 23,000.00), 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, December 1, 1995

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 the County of Greenville, State of South Carolina on the southeastern side of Balcome Boulevard and being known and designated as Lot No. 35 on plat of Addition to Lakewood recorded in Plat Book 4-F at Page 38 and having the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern side of Balcome Boulevard at the joint front corner of Streets 35 and 36 and running thence along said Boulevard, N.53-54E. 120 feet to an iron pin; thence along the joint line of lots 35 and 34, S.35-06E. 200 feet to an iron pin; thence S.54-54W. 120 feet to an iron pin; thence N.35-06W. 200 feet to the point of beginning.