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BOOK 1176 PAGE 627

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:

Morris Weisz, Eva B. Weisz, Harry Lerner and Lily Lerner

(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 and 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, January 1, 1991

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 Razor Drive near the City of Greenville, in the County of Greenville, State of South Carolina and shown as a portion of Lots 19 and 20 of a subdivision known as Mountain View Acres, also shown on a plat prepared by Carolina Engineering and Surveying Company, dated September, 1968, which latter plat is recorded in the R.M.C. Office for Greenville County in Plat Book YYY at Page 189 and according to said latter plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on Razor Drive at the corner of property now or formerly of Huff, and running thence N. 71-17 W., 252.5 feet to an iron pin; running thence S. 18-45 W., 75 feet to an iron pin, running thence N. 71-17 W., 67 feet to an iron pin; running thence N. 18-45 E., 300 feet to an iron pin; running thence S. 71-17 E., 119.5 feet to an iron pin; running thence S. 18-43 W., 75 feet to an iron pin; running thence S. 71-17 E., 200 feet to an iron pin on Razor Drive; running thence along Razor Drive S. 18-43 W., 150 feet to an iron pin, point of beginning.

The Mortgagors herein did heretofore execute a note and mortgage to Carolina Federal Savings & Loan Association in the amount of \$49,000.00 over the identical property as herein described which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1168 at Page 123 and it is the intention of the mortgagors herein to make this mortgage equal in lien to the said mortgage and further it is expressly understood and agreed that a default in either this or the mortgage hereinabove referred to shall constitute a default of both.