

FILED
GREENVILLE: CO. S. C.

BOOK 1185 PAGE 505

APR 5 4 29 PM '71

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Roger Brown

(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 Fifteen Thousand and no/100-----

DOLLARS (\$15,000.00-----), with interest thereon from date at the rate of Seven & three-fourths-- per centum per annum, 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, South Carolina, being on the southeastern side of Dempsey Street in the said County, being shown as a portion of Lot #11 of the E. A. Smythe property, plat of which is recorded in the RMC Office for Greenville County in Plat Book D at page 170, and being described according to a more recent plat prepared by Piedmont Engineering Service dated October 28, 1954, entitled "Property of Vernon Ray LeFevre" as follows:

Beginning at an iron pin on the southeastern side of Dempsey Street, which iron pin is 1,373 feet from the intersection of Dempsey Street and Chapman Road and running thence along the southeastern side of Dempsey Street, S 31-50 W 84 feet to an iron pin at the joint front corner of Lots 11 and 12; thence along the common line of said lots, S 71-04 E 434.7 feet to an iron pin; thence along the common line of the subject premises and Chestnut Hills property, N 28-13 E 84 feet to an iron pin; thence through Lot 11, N 71-04 W 429.5 feet to the point of beginning.

Being the same property conveyed to the mortgagor by Vernon Ray LeFevre by deed to be recorded herewith.