

FILED
GREENVILLE, CO. S. C.

BOOK 1185 PAGE 593

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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: We, Charles R. Brooks and

Matilda B. Brooks (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 Thousand and no/100-----

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of eight (8%) 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 the County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 as shown on a plat prepared by Jones Engineering Services dated March 5, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasternly side of East Bourne Road, which iron pin is the joint front corner of Lots 3 and 4; and running thence along the southeasternly side of East Bourne Road; S. 33-00 E. 200 feet to an iron pin; thence N. 57-00 E. 135 feet to an iron pin; thence N. 33-00 W. 200 feet to an iron pin on the southeasternly side of East Bourne Road; thence along the southeasternly side of Eastbourne Road, S. 57-00 W. 135 feet to an iron pin, the point of beginning.

ALSO all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown as a rectangular strip as shown on a plat prepared by Jones Engineering Services dated March 5, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 3 and 4 and running thence with said lots, S. 33-00 E. 47 feet more or less to a point in the branch; thence along the branch in a northeasternly direction approximately 140 feet to a point on the extension of the side line between Lots 2 and 3; thence N. 33-00 W. 6 feet more or less to an iron pin at the rear corner of Lot 3; thence S. 57-00 W. 135 feet to the point of beginning.