

FILED
GREENVILLE CO. S. C.

APR 30 4 24 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1188 PAGE 583

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RONALD E. GREGORY and
CAROL B. GREGORY

(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 EIGHTEEN THOUSAND AND no/100ths - - - - -

DOLLARS (\$ 18,000.00), 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,

April 1, 1996

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 the South side of Woodvale Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 249 on plat of Traxler Park, made by R. E. Dalton, Engineer, March, 1923, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F at pages 114 and 115 (see also plat recorded in Plat Book G at page 116) and having according to said plat and to a more recent plat entitled "Property of Louise K. Robinson" made by Piedmont Engineering Service, Greenville, S. C., on May 27, 1954, the following metes and bounds:

BEGINNING at an iron pin on the South side of Woodvale Avenue, joint front corner of Lots Nos. 249 and 250, said pin also being 1148.6 feet West from the Southwest corner of the intersection of Woodvale Avenue and Rock Creek Drive, and running thence with the line of Lot No. 250 S. 25-23 E. 200 feet to an iron pin; thence S. 62-34 W. 70.05 feet to an iron pin; thence with the line of Lot No. 248 N. 25-23 W. 202.5 feet to an iron pin on the South side of Woodvale Avenue; thence with the South side of Woodvale Avenue N. 64-37 E. 70 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Henry O. Robertson and Linda S. Robertson to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.