

FILED
GREENVILLE, CO. S. C.

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BOOK 1190 PAGE 377

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:

David A. Lyttle and Bonny C. Lyttle

(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-Six Thousand and No/100-----

DOLLARS (\$ 36,000.00), with interest thereon from date at the rate of seven and one-half 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 31 of a subdivision known as Foxcroft, Section 1 according to a plat thereof prepared by C. O. Riddle, Surveyor, dated September 15, 1969, recorded in the R. M. C. Office for Greenville County in Plat Book 4-F at Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Queen Ann Road, joint front corner of Lots 30 and 31 and running thence with the joint line of said lots, N. 3-49 W. 165 feet to an iron pin in the line of Lot 14; thence with the line of Lot 14, N. 86-11 E. 153.1 feet to an iron pin on the western side of Heatherbrook Road; thence with the western side of Heatherbrook Road, S. 3-49 E. 140 feet to an iron pin at the intersection of Heatherbrook Road and Queen Ann Road; running thence with the curvature of said intersection, the chord of which is S. 41-11 W. 35.3 feet to an iron pin on the northern side of Queen Ann Road; thence with the northern side of Queen Ann Road, S. 86-11 W. 128.1 feet to the point of beginning;