

GREENVILLE CO. S. C.

MAY 27 4 40 PM '71

BOOK 1192 PAGE 506

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: G & M Rentals, Inc.

(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 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,

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 shown on plat of Property of J. Rowley Yown Estate, in the County of Greenville, State of South Carolina, said plat being recorded in Plat Book J at pages 258-259 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lark Avenue (now Best Drive) at the joint front corner of Lot 46 and running thence with Lot 46, S 60-00 W 190 feet; thence N 30-55 W 100 feet to an iron pin at the rear corner of Lot 44; thence with Lot 44, N 60-00 E 190 feet to an iron pin on the western side of Lark Avenue; thence with the western side of said avenue, S 30-55 E 100 feet to beginning corner.