

FILED
GREENVILLE CO. S. C.

JUL 7 2 53 PM '74

OLLIE FARNSWORTH
R. M. C.

BOOK 1134 PAGE 40

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. M. Rose

(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 Seventeen Thousand Five Hundred and No/100-----

DOLLARS (\$ 17,500.00), 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, situated lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 16 of a subdivision known as Green Pastures as shown on plat thereof prepared by Carolina Engineering & Surveying Co., March 20, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III at page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Range View Circle at the joint front corner of Lots 16 and 17 and running thence along joint line of said lots, S. 20-53 E. 150.0 feet to an iron pin on the rear line of Lot 12; thence along rear line of said lot, S. 69-07 W. 81.0 feet to a point in a branch; thence up the meanders of said branch, a traverse line being N. 37-03 W. 52.6 feet to a point in said branch at the joint rear corner of Lots 14 and 15; thence continuing up the meanders of said branch, a traverse line being N. 38-27 W. 104.2 feet to a point on the southern side of Range View Circle, the joint corner of Lots 15 and 16; thence along the southern side of Range View Circle, N. 69-07 E. 122.0 feet to the beginning corner.