

FILED
GREENVILLE, CO. S. C.
JUN 15 11 16 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1194 PAGE 837

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES O. HOLT, JR. and
JEAN R. HOLT

(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/100THS - - - - -

DOLLARS (\$ 36,000.00), 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,

June 1, 2001

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 Southwestern side of Wembley Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 400, Section D of a subdivision known as Gower Estates, and having according to a plat of said subdivision prepared by Webb Surveying and Mapping Co., May, 1964, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at pages 192 and 193, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Wembley Road at the joint front corner of Lots Nos. 400 and 401 and running thence along the line of Lot No. 401 S. 63-11 W. 175 feet to an iron pin; thence S. 26-49 E. 145 feet to an iron pin on the Northwestern side of Henderson Road; thence along Henderson Road N. 63-13 E. 150 feet to an iron pin; thence with the curve of Henderson Road and Wembley Road (the chord being N. 18-13 E. 35.3 feet) to an iron pin on the Southwestern side of Wembley Road; thence along Wembley Road N. 26-49 W. 120 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of John R. Hutzler and Joan K. Hutzler, dated 1971, to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.