

GREENVILLE CO. S. C.

JUN 18 2 26 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1195 PAGE 441

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Calhoun Street Investment Co., 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 Fifty Thousand and no/100-----

DOLLARS (\$ 50,000.00), 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,
June 1, 1985

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 at the Northeast corner of the intersection of South Calhoun Street and Arlington Avenue, (Formerly Garlington Street).

BEGINNING at an iron pin at the northeast corner of the Intersection of South Calhoun Street and Arlington Avenue and run thence along the East side of South Calhoun Street N. 15-16 E. 90 feet to an iron pin; thence S. 73-45 E. 70.17 feet to an iron pin; thence N. 16-15 E. 106 feet to an iron pin on the South side of a 15 foot alley; thence along the South edge of said alley S. 73-45 E. 61 feet to an iron pin; thence S. 16-15 W. 196 feet to an iron pin on the North side of Arlington Avenue; thence along Arlington Avenue N. 73-45 W. 131.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Joseph A. Wells, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 677 Page 134, dated June 30, 1961 and by deed of Orthodonic Associates, P.A. dated March 13, 1970, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 897 Page 179.