

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RAMSEUR REALTY CO., a Partnership (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 ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100THS - - - - -

DOLLARS (\$ 145,000.00), 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,

August 1, 1981

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 Northwestern side of a road entitled "New Road" [also known as Ramseur Court] in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated January 5, 1960, entitled "Property of Vardry D. Ramseur, Sr.", recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book AAA at page 113, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of "New Road", said iron pin being 763.5 feet in a Northwesterly direction from the Northwestern corner of the intersection of Airport Road and said "New Road" and running thence S. 66-00 W. 200.0 feet to an iron pin; thence N. 24-00 W. 272.9 feet to an iron pin; thence N. 24-00 W. 114.0 feet to an iron pin; thence S. 88-00 E. 222.5 feet to an iron pin; thence S. 24-00 E. 114.0 feet to an iron pin; thence S. 24-00 E. 175.1 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Vardry D. Ramseur, Sr., dated December 1, 1967, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 833 at page 566.

ALSO: All that certain piece, parcel or strip of land being sixty (60) feet wide situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 1.32 acres, more or less, adjoining the premises of the mortgagor hereinabove described on the Southwesterly side thereof and extending Southwardly 954 feet from the Southern property line of the Greenville Airport Commission to the Northern boundary line of the main track right-of-way of the Seaboard Coast Line Railroad Company, said premises being more particularly shown on a plat recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book ~~291~~ page 919 at page 291.

This is the identical property conveyed to the mortgagor herein by deed of Seaboard Coast Line Railroad Company, dated December 17, 1970, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 919 at page 289.