

FILED
GREENVILLE, CO. S. C.
JUL 13 4 05 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1199 PAGE 231

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUSTIN S. CALLAWAY and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
JANE G. CALLAWAY

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,

July 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 North side of Hiawatha Drive and on the East side of Rollingbridge Drive near the City of Greenville, in Greenville County, S. C., being shown as the major portion of Lot No. 214 and an adjoining strip of Lot No. 215 on plat of Botany Woods, Sector V, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book YY at pages 6 and 7, and having according to said plat and a survey made by Carolina Engineering and Surveying Co., dated November 20, 1963, the following metes and bounds:

BEGINNING at an iron pin on the North side of Hiawatha Drive in the front line of Lot No. 215, said pin being 10 feet in a Southeasterly direction from the joint front corner of Lots Nos. 214 and 215 and running thence through Lot No. 215 N. 37-01 E. 187.7 feet to an iron pin; thence N. 40-48 W. 12 feet to an iron pin; thence N. 38-13 W. 83.1 feet to an iron pin on the East side of Rollingbridge Drive; thence along said road S. 46-45 W. 25 feet to an iron pin; thence still along said road S. 54-06 W. 100 feet to an iron pin; thence along said Rollingbridge Drive S. 49-08 W. 65 feet to an iron pin; thence with the curve of Rollingbridge Drive and Hiawatha Drive (the chord being S. 1-03 E. 32.2 feet) to an iron pin on the North side of Hiawatha Drive; thence along Hiawatha Drive S. 51-15 E. 110 feet to an iron pin; thence still along Hiawatha Drive S. 51-30 E. 10 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Carl R. Blumenstein and Marjorie C. Blumenstein and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.