

FILED
GREENVILLE, CO. S. C.
JUL 30 11 50 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1200 PAGE 637

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

— DONALD E. DEAN

(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 THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS - -

DOLLARS (\$ 13,750.00), 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, 1991

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 near Paris Mountain, Greenville County, State of South Carolina, and having according to a plat prepared by J. C. Hill, dated November 6, 1954, entitled "Property of Wallace E. Dean", the following metes and bounds:

BEGINNING at a nail and cap in the center of Patrol (Parker) Road in the line of property now or formerly of Burns, and running thence with the line of said Burns property S. 18-50 E. 285.8 feet to an iron pin; thence N. 71-54 W. 235 feet to an iron pin; thence N. 41-55 E. 29.8 feet to a point in the center of Patrol (Parker) Road; thence with the center line of the said Patrol (Parker) Road the following courses and distances: N. 49-05 W. 218.2 feet to a point, thence N. 54-10 W. 46 feet to a point, thence N. 67 W. 51.2 feet to a point, thence N. 87-45 W. 44 feet to a point, thence S. 73-15 W. 45 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Wallace E. Dean, dated October 10, 1956, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 563 at page 79.

The Patrol (Parker) Road referred to hereinabove is now known as View Mont Drive.