

FILED
GREENVILLE, CO. S. C.

AUG 11 12 47 PM '71

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G & M Rentals, 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 Fifteen Thousand and no/100----- DOLLARS (\$ 15,000.00-----), 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,

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 in Greenville County, South Carolina, being shown as Lot 172 on plat of Avon Park recorded in Plat Book KK at page 71, and having the following metes and bounds:

Beginning at an iron pin on the northeastern side of Trent Drive at the joint corner of Lot 173, and running thence with line of Lot 173, N 36-51 E 200 feet to an iron pin; thence S 80-59 E 90 feet, more or less, to an iron pin at rear corner of Lot 171; thence with line of Lot 171, S 18-10 W 230 feet to an iron pin on the northeastern side of Trent Drive; thence with the northeastern side of Trent Drive, N 57-30 W 74.2 feet and N 53-09 E 25.8 feet to the beginning corner.

Derivation: Deed Book 917, page 588.