

FILED
GREENVILLE, CO. S. C.

BOOK 1205 PAGE 275

SEP 3 2 07 PM '71

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William J. Rothfuss

(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 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 Township, Greenville County, State of South Carolina, in School District 7-IC, within the corporate limits of the City of Greenville, and lying between Buist Avenue on the south and Mountain View Avenue on the north, and containing approximately 2 acres, and having, according to a plat thereof made by R. E. Dalton in December, 1946, the following metes and bounds:

BEGINNING at an iron pin on the north side of Buist Avenue at the corner of Lot No. 20 of a subdivision known as North Park, which point is 320.8 feet west of the intersection of North Main Street, and running thence along the north side of Buist Avenue N. 70-54 W. 78 feet to an iron pin; thence continuing along the north side of Buist Avenue N. 78-47 W. 100 feet to an iron pin; thence still along the north side of Buist Avenue N. 81-30 W. 210.7 feet to an iron pin at the corner of Lot now or formerly of Erin S. Dorroh, which point is 152 feet east of the intersection of a 15 foot alley; thence along the line of the Dorroh lot N. 10-21 E. 360 feet to an iron pin on the south side of Mountain View Avenue; thence along the south side of Mountain View Avenue S. 79-39 E. 355.7 feet to an iron pin at the corner of Lot No. 26 of the subdivision known as North Park; thence along the west line of Lots Nos. 26 and 20 S. 5-33 W. 368 feet to the beginning.

ALSO, all that piece, parcel or lot of land situate in the County and State aforesaid, in School District 7-IC, within the corporate limits of the City of Greenville, on the north side of Buist Avenue, and being known and designated as Lot No. 20 of the subdivision known as North Park as shown on plat thereof made by Dalton & Neves, Engineers, in May, 1940 and recorded in the R.M.C. Office for Greenville, S. C. in Plat Book K, Pages 48 & 49, and having the following metes and bounds:

BEGINNING at an iron pin on the north side of Buist Avenue at the corner of Lot 21; thence with the line of that lot N. 19-06 E. 171.7 feet to an iron pin; thence along the rear line of Lots Nos. 25 & 26 N. 70-54 W. 91.2 feet to an iron pin; thence S. 5-33 W. 173.5 feet to an iron pin on the north side of Buist Avenue; thence along the north side of Buist Avenue S. 70-54 E. 50.8 feet to the beginning corner.