

FILED
GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R. M. C.

BOOK 1209 PAGE 113

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEMPSEY REAL ESTATE CO., 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 Thirty-five Thousand Five Hundred and No/100-----

DOLLARS (\$ 35,500.00), 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, 9 months from date

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 Northern side of Lockman Drive in Greenville County, South Carolina, being shown and designated as Lot No. 44 on a Plat of FORE ESTATES dated March, 1952, prepared by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 61, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the Northern side of Lockman Drive at the joint front corners of Lots Nos. 44 and 45, and running thence along the common line of said lots, N. 14-51 E., 160 feet to an iron pin; thence N. 75-09 E., 100 feet to an iron pin; thence along the line of Lot No. 43, S. 14-51 E., 160 feet to an iron pin on Lockman Drive; thence along the Northern side of Lockman Drive, S. 75-09 W., 100 feet to an iron pin, the beginning corner.

ALSO, all that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being on the Southern side of Cochran Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 4 on a Plat of DEMPSEY HEIGHTS made by Enwright Associates, Engineers, dated June 4, 1971, recorded in the RMC Office for said County and State in Plat Book 4N, page 11, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the Southern side of Cochran Drive at the joint front corners of Lots 4 and 5 and running thence along the common line of said lots, S. 22-15 E., 94.1 feet to an iron pin; thence along the line of Lot No. 18, S. 37-37 W., 150.2 feet to an iron pin; thence along the line of Lot No. 3, N. 22-15 W., 150 feet to an iron pin on Cochran Drive; thence along the Southern side of Cochran Drive, N. 59-12 E., 131.4 feet to an iron pin, the beginning corner.

ALSO, all that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being on the Southern

(continued on Page 4 hereof)