

GREENVILLE CO. S. C.
OCT 7 4 43 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1209 PAGE 180

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, George C. and Jessica J.

Dzuirzynski, of Greenville, S.C (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 Eight Thousand Eight Hundred and No/100-----

DOLLARS (\$ 8,800.00), 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 the City of Greenville, County of Greenville, State of South Carolina being known and designated as portions of Lots 28 and 28 A on plat of property of Smith and Goddard as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, page 76 and having according to a more recent survey of the property of George C. Dzuirzynski prepared by Dalton & Neves, Engineers, 24th September, 1971, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwesterly side of Walnut Street which iron pin is 277.3 feet from the corner of the Northwestern intersection of Walnut Street and Spruce Street and running thence N. 32-41 W. 117 feet to an iron pin; thence S. 53-10 W. 5 feet to an iron pin; thence N. 32-41 W. 10 feet to an iron pin; thence S. 55-42 W. 46.8 feet to an iron pin; thence S. 32-40 E. 10 feet to an iron pin; thence S. 66-06 W. 29 feet to an iron pin; thence S. 32-41 E. 126.5 feet to an iron pin on the Northwesterly side of Walnut Street; thence along the Northwesterly side of Walnut Street, N. 48-41 E. 27.9 feet to an iron pin; thence continuing along Walnut Street, N. 53-44 E. 53.8 feet to an iron pin, the point of beginning.