

FILED
GREENVILLE CO. S. C.

BOOK 1210 PAGE 503

OCT 21 9 53 AM '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: 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 TWENTY SIX THOUSAND and no/100-----
DOLLARS (\$ 26,000.00), 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, July 1, 1972

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 County of Greenville, State of South Carolina, on the Southwest side of Cliffside Lane, being shown and designated as Lot No. 298 on a Plat of WOODFIELDS, Section C, which said Plat having been made by C. C. Jones and Associates, bearing date of January 20, 1955, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W, Page 133, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Cliffside Lane, corner of Lots Nos. 298 and 299, thence along the line of said Lots, S. 67-33 W., 169.3 feet to an iron pin; thence S. 42-33 E., 154.4 feet to an iron pin on the Northwest side of Ridgeway Drive; thence running with the Northwestern side of Ridgeway Drive, N. 51-32 E., 62 feet to an iron pin; thence N. 58-16 E., 57 feet to an iron pin; thence with the curve of the intersection of Ridgeway Drive and Cliffside Lane, the chord of which is N. 12-29 E., 20.8 feet to an iron pin on the Southwest side of Cliffside Lane; thence with the said Southwest side of Cliffside Lane, N. 32-16 W., 100 feet to an iron pin, the point and place of beginning.

AND, ALSO: ALL that piece, parcel or lot of land, with improvements thereon or hereinafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, and lying on the Northern side of Maxcy Avenue, being shown and designated as Lot No. 12 on a Plat of DEMPSEY HEIGHTS, made by Enwright Associates, Engineers, bearing date of June 4, 1971, and being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4N, at Page 11, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Maxcy Avenue, at the joint front corners of Lots Nos. 12 and 13, thence running with said line, N. 30-08 W., 95.1 feet to an iron pin; thence N. 37-26 E., 143.8 feet to an iron pin; thence S. 29-05 E., 27.5 feet to an iron pin; thence S. 29-05 E., 150 feet to an iron pin located on the Northern side of Maxcy Avenue; thence running with said Northern side of Maxcy Avenue, S. 59-52 W., 130.2 feet to an iron pin, the point and place of beginning.

(See Page 4 for Release Clause)