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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1211 PAGE 616

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES GILL

(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 Thousand and No/100-----

DOLLARS (\$ 30,000.00), 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,

February 1, 1977

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, situate on the Southern side of Pruitt Drive Extension and being shown and designated as Lot No. 7 of GREEN LAKE ACRES on a Plat thereof made by H. C. Clarkson dated July 23, 1965, revised December, 1965, and being recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, page 115, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Pruitt Drive Extension at the joint corners of Lots 6 and 7; thence along the line of said lots, S. 16-08 W., 622.3 feet to the high water mark of lake and joint corner of said lots; thence along the high water point of lake, the traverse of which runs from an iron pin 12 feet therefrom, S. 84-02 E., 112 feet to an iron pin 10 feet from said high water mark on the joint line of Lots 7 and 8; thence along the joint line of said lots, N. 32-16 E., 647.7 feet to an iron pin on the Southern side of Pruitt Drive Extension; thence along said side of Pruitt Drive Extension on an angle, the chord of which is N. 70-05 W., 80 feet; thence N. 76-19 W., 75 feet to an iron pin; thence still continuing with said Pruitt Drive Extension, N. 84-13 W., 135 feet to an iron pin, the point of beginning.