

FILED  
GREENVILLE CO. S. C.

DEC 2 12 49 PM '71

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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:

MONTIS INVESTORS, A  
LIMITED PARTNERSHIP

(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 ONE HUNDRED FORTY THOUSAND AND NO/100THS - - - - -

DOLLARS (\$ 140,000.00 ), 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,

December 1, 1991

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 at the corner of the intersection of Montis Drive and North Franklin Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1, 2, 3, 4, 5 and 6 as shown on a plat prepared by Terry T. Dill, dated February 15, 1967, entitled "Plat of Property of Henry R. McCauley, Jr.", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 45, and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Montis Drive and North Franklin Road and running thence with the Easterly side of Montis Drive N. 27-30 E. 568.4 feet to an iron pin in or near a branch; thence S. 56-22 E. 86.5 feet to an iron pin; thence S. 27-30 W. 530.5 feet to an iron pin on the Northeastern side of North Franklin Road; thence with the Northeastern side of North Franklin Road N. 80-57 W. 89.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Investment Properties, Inc., dated November 30, 1971, to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.