

FILED
GREENVILLE CO. S. C.

DEC 7 10 59 AM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1215 PAGE 383

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: A & J ENTERPRISES, 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 TWO THOUSAND and no/100-----

DOLLARS (\$ 22,000.00), 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, 1996

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 Gantt Township, Greenville County, South Carolina, on the Eastern side of the Old Piedmont Highway (also known as National Highway No. 29 and Piedmont Road), being a portion of Lot No. 17 on a Plat of the Property of E. A. Smythe, made by Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, Pages 170 and 171, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Old Piedmont Highway at a point 91.25 feet North of Tract 18, which point is also the corner of a lot now or formerly owned by Gambrell, thence along the Eastern side of Old Piedmont Highway, N. 2-25 W., 136.87 feet to an iron pin at the corner of property now or formerly owned by Janie Watkins, which point is 136.875 feet South of the corner of Tracts 16 and 17; thence along the line of Watkins, S. 85-03 E., 513 feet to an iron pin on property now or formerly owned by E. E. Chapman; thence along Chapman's line S. 2-00 E., 136.87 feet to an iron pin at the corner of the Gambrell property; thence along the Gambrell property, N. 85-03 W., 513.5 feet to an iron pin, the beginning corner.