

FILED
GREENVILLE CO. S. C.

DEC 13 2 05 PM '71

OLLIE FARNSWORTH
R. H. C.

BOOK 1216 PAGE 195

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOCAR 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-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,

April 1, 1997

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 on the southeasterly side of Ladbroke Road, near the City of Greenville, S. C., and being designated as Lot No. 368 on plat of Del Norte Estates, Section No. III as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, page 14 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Ladbroke Road, joint front corner of Lots 368 and 369 and running thence along said Road N 43-30 E 120 feet to an iron pin; thence N 85-06 E 37.35 feet to an iron pin on the southwesterly side of Welwyn Court; thence along said Court S 53-18 E 70.85 feet to an iron pin; thence continuing along said Court S 1-33 E 13.15 feet to an iron pin, joint front corner of Lots 367 and 368; thence along the common line of said lots S 39-45 W 135.7 feet to an iron pin in the line of Lot 369; thence along the line of Lot 369 N 52-16 W 113.8 feet to an iron pin, the point of beginning.