

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 412

JAN 6 12 03 PM '72

OLLIE FARNSWORTH
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William B. Dunson

(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 Forty-two Thousand Five Hundred and No/100

DOLLARS (\$42,500.00), 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, January 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 Altamont Road, Paris Mountain, near Greenville, S. C., being shown as Tract No. 3 on the plat of the property of Causey and Harrell, as recorded in the RMC Office for Greenville County, S. C., in Plat Book AA, page 195, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of Tracts No. 3 and 4 on Woodhaven Drive (formerly Sourwood Road), and running thence along the edge of said Drive N 75-59 W 42.2 feet to an iron pin; thence continuing along said Drive N 87-14 W 248.8 feet to an iron pin in Altamont Road (formerly Paris Mountain Road); thence continuing along Altamont Road N 9-24 W 114.7 feet to an iron pin; thence continuing with said Road N 18-26 W 189.3 feet to a stake; thence S 86-07 E 266 feet to a stake in a spring, corner of Tracts Nos. 3 and 4; thence with the common line of said tracts S 15-44 E 149 feet to an iron pin; thence continuing with the line of said tracts S 20-50 E 200 feet to an iron pin, the point of beginning, and containing 1.89 acres.