

FILED
GREENVILLE CO. S. C.
JAN 20 2 45 PM '72
OLLIE FARNSWORTH
R. H. C.

BOOK 1219 PAGE 658

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: COTHRAN & DARBY BUILDERS, 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 Forty-One Thousand Two Hundred and No/100-----

DOLLARS (\$41,200.00----), 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,

August 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 at the northeasterly intersection of Foxcroft Road and King George Road, being known and designated as Lot No. 41 on plat of Foxcroft, Section I., near the city of Greenville, S. C., as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Foxcroft Road, said pin being the joint corner of Lots 40 and 41 and running thence N 86-11 E 181.8 feet to an iron pin, the joint rear corner of Lots 41 and 42; thence with the common line of said lots S 3-49 E 165 feet to an iron pin on the northern side of King George Road; thence with the northern side of King George Road S 86-11 W 120 feet to an iron pin at the northeasterly intersection of Foxcroft Road and King George Road; thence N 55-06 W 39 feet to an iron pin on the northeasterly side of Foxcroft Road; thence with the northeasterly side of Foxcroft Road N 16-22 W 144 feet to an iron pin, the point of beginning.

*See Loan Modification & Assumption Agreement All R.E.M. Book 1431 Page 942
for Loan Modification & Assumption. Date: Dec. 15, 1971. Book 1249 Page 141*

Security Mortgage Corp

① Carolina Fed S & L Assn of Greenville by Receiver
30 Aug 91
2202 1066
2202 Dec 91 67019

This Mortgage Assigned to *Empire of America Realty Credit Corp*

③ From *PaineWebber City Finance Inc*
on 1 day of Dec 19 92. Assignment recorded
in Vol. 2346 of R. E. Mortgages on Page 23
This 22 of Jan 19 93 # 4298

SATISFIED AND CANCELLED OF RECORD
2 DAY OF April 1993
Thomas W. Suncoy
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:28 O'CLOCK P. M. NO. 20472

FOR SATISFACTION TO THIS MORTGAGE SET
SATISFACTION BOOK 139 PAGE 1882