

FILED
GREENVILLE CO. S. C.

BOOK 1222 PAGE 644

FEB 22 9 51 AM '72

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: Diran Corp.

(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 Fifty Thousand Five Hundred and No/100ths-----

DOLLARS (\$ 50,500.00), 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,

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 Greenville Township, Greenville County, South Carolina on the northeastern intersection of East Coffee Street and Spring Streets in the City of Greenville and described as follows:

BEGINNING at the northeastern corner of the intersection of East Coffee and Spring Streets and running thence along the north side of East Coffee Street, S. 70 E. 30 feet; thence N. 20-50 E. 83 feet to an alley; thence along the southern side of said alley, N. 70 W. 30 feet to Spring Street; thence along said Spring Street, S. 20-50 W. 83 feet to the beginning corner. Being Lot No. 4 and 4 feet off of the western side of Lot No. 3 according to a plat of property of L. A. and W. M. James recorded in the RMC Office for Greenville County in Plat Book F at Page 187.