

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate APR 3 10 45 AM '72

MORTGAGE

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA R. M. C.
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: American Scenic Realty Co., 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 Fourteen Thousand and no/100 (\$14,000.00)-----

DOLLARS (\$14,000.00-----), 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,

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 the State of South Carolina, Greenville County, Greenville Township, lying on the eastern side of Andrews Street (formerly Poplar Street) and approximately 240 feet in a southeastern direction from the intersection of Andrews Street and Easley Bridge Road, being Lot No. 2, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Andrews Street at a point approximately 240 feet southeast from the intersection of Andrews Street and Easley Bridge Road and at the northwestern corner of this property and running thence N. 48-15 E. 179 feet to an iron pin on the line of property now or formerly of Doris Langley Jones; thence S. 40-49 E. 50 feet to an iron pin on the line of other property belonging to grantee herein; thence S. 48-15 W. 179 feet to an iron pin on the northeast side of Andrews Street; thence with the northeast side of Andrews Street N. 40-49 W. 50 feet to an iron pin, the point of beginning, being the same property conveyed to the grantor herein by deed of F.H. Davis, dated March 2, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 937, Page 487.

ALSO:

All that other piece, parcel or lot of land in the State of South Carolina, Greenville County, Greenville Township, lying near the City of Greenville, being on the east side of Andrews Street (formerly Poplar Street), adjoining the above described property, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Andrews Street (formerly Poplar Street) and running thence N. 48-15 E. 179 feet to a pin; thence S. 40-49 E. 50 feet, more or less, to a pin; thence S. 48-15 W. 179 feet to Andrews Street (formerly Poplar Street); thence with east side of Andrews Street (formerly Poplar Street) N. 40-49 W. 50 feet to the beginning corner, and being the same property conveyed to the grantor herein by deed of Ben K. Norwood to be recorded herewith.

(DESCRIPTION CONTINUED ON BACK OF MORTGAGE)