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GREENVILLE, CO. S. C.

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OLLIE FARNSWORTH
R. H. C.

BOOK 1231 PAGE 17

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
NELSON B. ARRINGTON, JR. and JAMES A. McMURRIA

(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 NINETY-SEVEN THOUSAND FIVE HUNDRED & NO/100-----
DOLLARS (\$ 97,500.00), 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

ALL those pieces, parcels or lots of land in Greenville County, State of South Carolina being known and designated as a portion of Lots No. 23 and 24 on plat of Property of C. A. & Jessie M. Rice recorded in Plat Book J, Page 153 in the RMC Office for Greenville County and having according to a more recent survey entitled "Property of Caper House, Inc." by Dalton & Neves, Engineers, dated July, 1969, the following courses and distances, to wit:

BEGINNING at an iron pin on the northeastern side of South Main Street (U.S. Highway No. 276) and running thence with the line of Lot No. 22, N. 57-35 E. 200.8 feet to an iron pin; thence S. 35-00 E. 95 feet to an iron pin in line of Lot No. 24; thence with Lot No. 24 S. 55-59 W. 202.8 feet to an iron pin on South Main Street (U.S. Highway No. 276); thence with South Main Street (U.S. Highway No. 276) N. 34-46 W. 25 feet to an iron pin; thence N. 33-28 W. 75 feet to an iron pin at the point of beginning.

ALSO, all that lot of land in the State of South Carolina, County of Greenville, on the northeastern side of Augusta Road, in the City of Greenville, shown on plat made by Piedmont Engineering Service on August 19, 1949, recorded in Plat Book III at Page 81, and according to said plat and a survey made by Dalton and Neves, in August 1967, is described as follows:

BEGINNING at an iron pin on the northeastern side of Augusta Road, 185.3 feet northwest from Oregon Street, and running thence with the northeastern side of said Road, N. 55-56 W. 121.5 feet to an iron pin; thence N. 53-54 E. 241.03 feet to iron pin; thence S. 41-28 E. 47.5 feet to iron pin; thence S. 35-44 W. 215 feet to the beginning corner.