

FILED
GREENVILLE CO. S. C.

BOOK 1233 PAGE 319

MAY 15 2 47 PM '72

First Mortgage on Real Estate
OLLIE EARNSWORTH
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Miles Edward Martin & Peggy . Martin (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 Nineteen Thousand Five Hundred and No/100 -----

DOLLARS (\$ 19,500.00 -----), 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, May 1, 2002. -----

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 that piece, parcel or lot of land situate, lying and being on the southern side of Charing Cross Road, in the County of Greenville, State of South Carolina and being shown and designated as Lot No. 13 and a portion of Lot No. 12, on a plat of Section One, Brookwood Forest, made by C. C. Jones, C. E., November, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book XX at Page 97 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Charing Cross Road at the joint front corner of Lots Nos. 13 and 14 and running thence along the joint line of said lots, S. 11-27 W., 151 feet to an iron pin in the rear line of Lot No. 15; running thence along the line of Lot No. 15, S. 80-35 E., 80 feet to the joint rear corner of Lots Nos. 15 and 11; running thence with the line of Lot No. 11, S. 78-30 E., 10 feet to the joint rear corner of Lots Nos. 13 and 12; running thence along the line of lot now or formerly of J. Calvin Peace, III, N. 29-06 E., 143.7 feet to the south side of Charing Cross Road; running thence with said road, N. 58-48 W., 30 feet to the joint front corner of Lots Nos. 12 and 13; thence continuing with said road, N. 72-45 W., 48.2 feet; thence continuing with said road, N. 81-15 W., 62.2 feet to the point of beginning.