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GREENVILLE CO. S. C.

MAY 16 4 25 PM '84

OLLIE FARNSWORTH
R. M. C.

BOOK 1234 PAGE 11

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES R. HINES

(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 **Six Thousand Three Hundred** -----
DOLLARS (\$ 6,300.00), 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, 1984.

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 County of Greenville, State of South Carolina, known and designated as a part of Lot No. 1 of the J. W. Norwood property on the Scuffletown Road about five miles from Greenville County Courthouse, according to a plat made by W. J. Riddle, March 6, 1936, and being more particularly known as Tract A of Lot No. 1 according to a revision of the above plat made by T. C. Adams, Engineer, on or about December 15, 1937, and having the following metes and bounds, courses and distances, according to said plat:

Beginning at a point on the southern side of Scuffletown Road, which point is the southeastern intersection of the Scuffletown Road with an unnamed 15-foot road; thence along Scuffletown Road S. 83-30 E. 260 feet to a point, joint northern corner of Tracts A and B of Lot No. 1; thence running along the dividing line of said tract S. 2-00 W. 335 feet to a point, joint southern corner of Tracts A and B of Lot No. 1; running thence along the rear line of Tract A N. 83-30 W. 260 feet to a point on an unnamed 15-foot road; thence N. 2-00 E. 335 feet to the beginning corner on Scuffletown Road, containing two acres, more or less.

LESS:

All that piece, parcel or lot of land containing 0.70 acres, more or less, situate, lying and being on the Southern side of Woodruff Road (S. C. Highway 146) [also known as Scuffletown Road] near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Tract A of Lot 1 as shown on a plat of the J. W. Norwood Property, prepared by T. C. Adams, Engineer, dated December 15, 1937, and having according to a more recent plat, prepared by R. O. Riddle, Reg. Surveyor, dated December, 1966, entitled "Property of James R. Hines", and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book NNN at page 153, the following metes and bounds: (Continued on Addendum attached hereto)