

FILED
GREENVILLE CO. S. C.

BOOK 1234 PAGE 15

MAY 18 4 18 PM '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:

Nelson B. Arrington, Jr., (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 Twenty-three Thousand -----

DOLLARS (\$ 23,000.00), 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, May 1, 1992.

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 at Caesar's Head, in the County of Greenville, State of South Carolina, and being known and designated as Lots 25 and 12, on Plat of Property of the Paris Mt. Caesar's Head Co., Section A, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G, pages 122 and 123, and having, according to a Plat of Property of Nelson B. Arrington, Jr., made by Dalton & Neves, Engineers, May, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Southside Drive, joint front corner of Lots 25 and 27, and running thence along the curve of Southside Drive, N. 75-22 E. 50 feet to a point; thence continuing along Southside Drive, N. 43-50 E. 50 feet to an iron pin; thence continuing along Southside Drive, N. 42-49 E. 138.5 feet to an iron pin; thence around the curve of the intersection of Southside Drive and Sunrise Drive, N. 71-00 E. 14.5 feet to an iron pin on Sunrise Drive; thence along Sunrise Drive, S. 48-36 E. 40 feet to an iron pin; thence continuing along Sunrise Drive, S. 33-13 E. 50 feet to an iron pin at the corner of Lot 14; thence along the line of Lot 14, S. 37-38 W. 190 feet to an iron pin; thence S. 11-05 E. 126.5 feet to an iron pin; thence N. 82-20 W. 162 feet to an iron pin at the corner of Lot 27; thence N. 1-10 E. 180 feet to an iron pin on Southside Drive, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Effie Lloyd Pegues Allen dated May 18, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.