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GREENVILLE CO. S. C.

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BOOK 1235 PAGE 595

OLLIE FARNSWORTH
R. H. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHNNY R. MANN and

DORIS W. MANN, (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 Seventeen Thousand One Hundred and no/100-----
DOLLARS (\$ 17,100.00), 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 on the northwest side of Spartanburg-Greenville Road, near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 2 on a plat of property of Joe E. Greene, made by H. S. Brockman, Surveyor, December 7, 1943, and also shown on a plat of property of Morris H. Duncan, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book T, at Page 121, and having, according to said plat and a survey made by R. K. Campbell, Surveyor, dated May 21, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of the Spartanburg-Greenville Road at the southwest corner of property now or formerly belonging to A. R. Duncan, shown as Lot 1 on plat of Joe E. Greene property, and running thence along the southeastern edge of the Spartanburg-Greenville Road, S. 61-30 W. 103 feet to an iron pin; thence along the line of property of Duncan, N. 39-00 W. 417 feet to an iron pin; thence N. 61-30 E. 103 feet to an iron pin; thence along the line of property now or formerly belonging to Duncan, S. 39-00 E. 417 feet to an iron pin on the southeastern side of the Spartanburg-Greenville Road, the beginning corner, and containing one (1) acre, more or less.