

JUN 1 2 1972 2:51 P.M.

BOOK 1237 PAGE 10

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CURTIS J. RICHARDSON and

CHARLOTTE O. RICHARDSON (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 SIXTEEN THOUSAND SEVEN HUNDRED and no/100-----
DOLLARS (\$ 16,700.00), 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, June 1, 1997

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 Southwestern side of Byrd Boulevard in the City of Greenville, Greenville County, South Carolina, being shown and designated as the greater portion of Lot No. 158 on a Plat of a Second Revision of Traxler Park made by R. E. Dalton, Engineer, and dated March 1923, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, Pages 114 and 115 and having according to a revised Plat made by R. W. Dalton dated October 27, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Byrd Boulevard at the joint front corners of Lots Nos. 158 and 159, which iron pin is located 479.7 feet East of the intersection of Byrd Boulevard with Augusta Road, and running thence along the Southwestern side of Byrd Boulevard, S. 67-50 E., 77 feet to a point; thence S. 26-03 W., 248.5 feet to an iron pin; thence along the line of Lot No. 104, N. 54-08 W., 45.7 feet to an iron pin at the joint rear corners of Lots Nos. 103 and 104; thence along the line of Lot No. 103, N. 52-56 W., 11.3 feet to an iron pin at the rear corner of Lot No. 159; thence along the common line of Lots Nos. 158 and 159, N. 20-51 E., 234.6 feet to an iron pin, the point of beginning.