

FILED
GREENVILLE CO. S. C.

JUL 25 9 33 AM '72

ELIZABETH RIDDLE
R.M.C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL, WHOM THESE PRESENTS MAY CONCERN: RALPH A. TAYLOR AND

MARGARET A. TAYLOR

(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 THIRTY ONE THOUSAND FOUR HUNDRED TWENTY ONE AND 25/100-- DOLLARS (\$ 31,421.25), 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 in the State of South Carolina, County of Greenville, being designated as Lot No. 115 on a Plat of Section 1, Holly Springs Sub-division, prepared by Piedmont Engineers and Architects, being recorded in Plat Book 4-N at page 5, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northwestern edge of Springvale Drive, at the joint front corner of Lots 115 and 116, and running thence with the northwestern edge of Springvale Drive, S. 38-45 W., 60.0 feet to an iron pin at the intersection of Brook Bend Road and Springvale Dr.; thence with said intersection, S. 69-47 W., 43.0 feet to an iron pin on the northern edge of Brook Bend Road; thence with the Northern edge of Brook Bend Road, the following courses and distances: N. 79-10 W., 104.4 feet to an iron pin; N. 71-28 W., 45.6 feet to an iron pin and N. 66-53 W., 20.0 feet to an iron pin at the joint corner of Lots 115 and 137; thence leaving Brook Bend Road and running N. 44-19 E., 75.4 feet to an iron pin; thence N. 44-41 E., 78.0 feet to an iron pin at the joint rear corner of Lots 115 and 116; thence with the joint line of Lots 115 and 116, S. 56-20 E. 160.82 feet to an iron pin on Springvale Drive, being the point of beginning.