

FILED
GREENVILLE CO. S. C.

AUG 30 10 55 AM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1247 PAGE 53

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hubert N. Howard, Jr. and
Carolee D. Howard

(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 and no/100ths - - - - -
DOLLARS (\$ 17,000.00), 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, August, 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 in Greenville County, Paris Mountain Township, State of South Carolina and fronting on Batson Drive and being a part of Lot No. 1 as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book Q at Page 87, and being more fully described as follows:

BEGINNING at a point on the Northwestern side of Batson Drive; thence running N. 65-55 W. 139.7 feet to an iron pin on the line of Lot No. 2; thence running with the joint line of Lots Nos. 1 and 2, N. 25-12 E. 100 feet to an iron pin; thence running S. 65-55 E. 137.3 feet to a point on the northwestern side of Batson Drive; thence running along Batson Drive, S. 24-5 W. 100 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of Shirley Ann H. Thomas, dated August 29, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.

ALSO:

ALL that certain piece, parcel or lot of land, located in Greenville County, Paris Mountain Township, State of South Carolina, being known and designated as the greater portion of Lot No. 2 as shown on plat entitled "Estate of N. A. Howard", dated January 4, 1947, prepared by J. Coke Smith, R. S., and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book Q at Page 87 and having the following metes and bounds:

BEGINNING at an iron pin at the joint rear corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 1, S. 25-45 W. 399.5 feet to an iron pin; thence a new line in a Northwesterly direction through Lot No. 2, 139.8 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 3, N. 28-15 E. 279.2 feet to an iron pin; thence N. 71-55 E. 178.5 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of Shirley Ann H. Thomas, dated August 29, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.