

FILED  
GREENVILLE CO. S. C.

SEP 13 3 16 PM '72

BOOK 1249 PAGE 69

ELIZABETH RIDDLE  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Phillips Hungerford

(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-Five Thousand and No/100-----

DOLLARS (\$ 35,000.00 ), 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,

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, Butler Township, near the Town of Pelham, on the Western side of S. C. Highway 14, being known and designated as Tract 2 on plat of Property of Phillips Hungerford by Terry T. Dill dated March 13, 1972, recorded in Plat Book SSS, Page 562, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of S. C. Highway 14, joint front corner of Tract 1, and running thence with the line of Tract 1, N.61-40 W. 820 feet to an iron pin; thence N. 82-05 E. 130 feet to an iron pin; thence N. 63-15 E. 335 feet to an iron pin; thence S. 55-00 E. 204 feet to an iron pin; thence N. 75-00 E. 280 feet to an iron pin; thence S. 83-30 E. 102 feet to an iron pin on S. C. Highway 14; thence with S. C. Highway 14 (Pelham Road), S. 23-07 W. 353 feet to an iron pin in center of said road; thence S. 30-15 W. 210 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Charles H. DeCamps, et al, to be recorded herewith.