

GREENVILLE CO. S. C.

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BOOK 1251 PAGE 325

ELIZABETH RIDDLE
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: IMPERIAL PROPERTIES, INC.

(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 TWO THOUSAND FOUR HUNDRED and no/100-----
DOLLARS (\$ 32,400.00), 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,
February 1, 1998

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, at the Western intersection of Guilford Lane and Marchant Road, being shown and designated as Lot No. 37 on a Plat of CAMBRIDGE PARK, made by Dalton & Neves Company, Engineers, dated June 1, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, Page 11, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Marchant Road, joint front corner of Lots Nos. 37 and 38 and running thence with the joint line of said lots, S. 68-41 W., 125 feet to a point; thence running N. 21-19 W., 90 feet to a point on the Southern side of Guilford Lane; thence running with the Southern side of the said Guilford Lane, N. 68-41 E., 100 feet to a point at the intersection of Guilford Lane and Marchant Road; thence running S. 66-19 E., 35.4 feet to a point; thence running with the Western side of Marchant Road, S. 21-19 E., 55 feet to the point and place of beginning.