

FILED
GREENVILLE CO. S. C.

BOOK 1254 PAGE 453

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First Mortgage on Real Estate

ELIZABETH RIDDLE
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John F. Mann and Rogene B. Mann (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 Forty Thousand Dollars and no/100-----

DOLLARS (\$ 40,000.00), 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, according to plat of property of Eugene F. Breazeale dated June, 1965 in Deed Book 775, at page 176 and having by said plat the following metes and bounds to wit:

Beginning at an iron pin on East Parkins Mill Road at the corner of J. W. Amos land and running thence S. 37-43 E. 231.2 feet to an old iron pin; thence running S. 32-30 W. 243.2 feet to an old iron pin; thence with line of Annie Maude Breazeale N. 35-30 E. 382.1 feet to an iron pin on East Parkins Mill Road thence running along Parkins Mill Road N. 69-59 E. 225 feet to the point of beginning. Being further designated as lot 21 and part of lot 20 of East Parkins Mill Road and containing 1.55 acres more or less.

Said property being the same conveyed to grantor herein by Annie Maude H. Breazeale in deed book 775 at page 175, dated June 7, 1965 and recorded in the RMC Office for Greenville County.