

OCT 31 / 2 59 PM '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:

John T. Douglas, Jr.

(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 **Sixteen Thousand Four Hundred and no/100ths-----**

DOLLARS (\$ 16,400.00), 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, **October, 1997.**

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 City of Greenville, County of Greenville, State of South Carolina, on the north side of Sylvan Drive, being known and designated as Lot 60 and a portion of Lot 59, as shown on a plat of the property of Country Club Estates, plat made by Dalton & Neves, Engineers, October, 1926, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book G at PP. 190 and 191, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Sylvan Drive at the joint front corner of Lots 60 and 61 and running thence along the line of Lot 61, N. 23-22 W. 128.4 feet to an iron pin at the rear corner of Lot 61; thence along the rear line of Lots 31 and 32, S. 66-38 W. 78 feet to an iron pin in the rear line of Lot 32; thence S. 24-11 E. 115.2 feet to an iron pin on the northern side of Sylvan Drive; thence along the northern side of Sylvan Drive, N. 55-30 E. 27.5 feet to an iron pin; thence continuing with the northern side of Sylvan Drive, N. 87-38 E. 53.5 feet to an iron pin, the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Shirley M. Shannonhouse, dated October 30, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.