

JUN 25 3 51 PM '73

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SAM ENTERPRISES, A PARTNERSHIP

(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 SEVENTY SIX THOUSAND and no/100-----
DOLLARS (\$ 76,000.00), 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, January 1, 1994

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 County of Greenville, Town of Fountain Inn, State of South Carolina, at the Northwest intersection of Gulliver Street and Duckett Street, being shown and designated as Lots Nos. 1, 2 and 3 of the T. E. Jones Property on a Plat prepared by J. W. - J. R. Crawford, R. L. S., dated September 12, 1956, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a stake at the intersection of said two streets as shown on said Plat and running thence with the North side of Gulliver Street, S. 82 W., 196 feet to a stake; thence N. 15-15 E., 348 feet to a stake at the joint rear corner of Lots Nos. 3 and 4 as shown on said Plat; thence with the joint property line of said last two mentioned lots, S. 82 E., 154 feet to a stake on West side of Duckett Street; thence with the West side of Duckett Street, S. 10-15 W., 150 feet; thence S. 9-15 W., 142 feet to the beginning point.