

FILED
GREENVILLE CO. S. C.
SEP 13 4 24 PM '73
DORRIS S. TANKERSLEY
R.H.C.

1290 224

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Gabriel E. Duran and Alina I. Duran

(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-one Thousand Five Hundred and No/100

DOLLARS (\$ 31,500.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

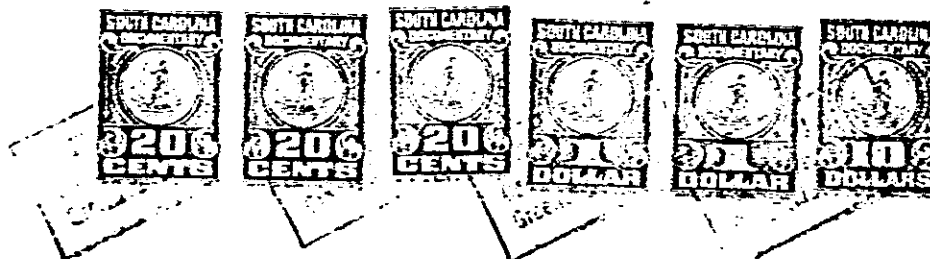
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, September 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 on the southerly side of Rollinggreen Road and being designated as Lot No. 248 on revised plat of Lots 247 and 248 of Botany Woods as recorded in the RMC Office for Greenville County, S. C., in Plat Book EEE, page 157 (see also Plat Book YY, page 67) and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Rollinggreen Road, joint front corner of Lots 248 and 249 and running thence along the common line of said lots S 9-30 W 160 feet to an iron pin in the line of Lot 257; thence along the line of Lots 257 and 258 S 80-08 E 80 feet to an iron pin, joint rear corner of Lots 260; thence along the rear line of Lot 260 N 33-0 E 43 feet to an iron pin, joint corner of Lots 247, 248 and 260; thence on a new line through Lot 247, being the common line of Lots 247 and 248 on said revised plat, N 11-08 E 46.3 feet to an iron pin; thence continuing along the common line of said lots N 6-48 E 81.5 feet to an iron pin on the southerly side of Rollinggreen Road; thence along said Road N 84-35 W 95 feet to an iron pin, the point of beginning.



2.500 2-73 KP

MORTGAGE

0224

4328