

GREENVILLE CO. S. C.

REC'D 11 25 1961

DONALD S. TAYLOR
S.A.S.

BOOK 1302 PAGE 833

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: EARL D. GRUBBS

(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 TWENTY-FOUR THOUSAND NINE HUNDRED THIRTY AND NO/100----- DOLLARS (\$ 24,930.00), 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 City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 32 of Section B of subdivision known as Elletson Acres according to survey thereof made by Jones & Sutherland, April 4, 1958, and recorded in RMC Office for Greenville County in Plat Book QQ, page 5, and having the following metes and bounds:

BEGINNING at iron pin on Southeastern side of Lowndes Avenue, joint front corner of Lots 31 and 32; thence along joint line of said lots S. 45-30 E. 188 feet to iron pin; thence along same course 15 feet to center of small creek; thence along center of said creek which is property line to joint corner of Lots 32 and 33 and running thence N. 44-57 W. 15 feet to iron pin (which pin is S. 16-57 W. 96.2 feet from iron pin located at joint rear corner of Lots 31 and 32); thence N. 44-57 W. 233.3 feet to iron pin on Southeastern side of Lowndes Avenue, joint front corner of Lots 32 and 33; running thence along Southeastern side of Lowndes Avenue N. 44-57 E. 85 feet to point of beginning.

ALSO: ALL that piece, parcel or strip of land, situate, lying and being in City of Greenville, County of Greenville, State of South Carolina, being known and designated as portion of Lot 31 on Plat of Elletson Acres, Section B, said plat being recorded in the RMC Office for Greenville County, S. C., Plat Book QQ, page 5, and having according to plat made by C. C. Jones, Engineer, August, 1961, the following metes and bounds, to wit:

BEGINNING at iron pin on southwesterly side of Lowndes Avenue, joint front corner Lots 31 and 32, and running thence S. 45-03 E. 188 feet to iron pin; thence N. 46-26 W. 188 feet to iron pin on Lowndes Avenue; thence along Lowndes Avenue S. 44-57 W. 4.5 feet to iron pin, point of beginning, and being triangular in shape.

0.833

4328 RV-2