

FILED
GREENVILLE CO. S. C.

BOOK 1310 PAGE 228

First Mortgage on Real Estate

MAY 13 3 46 PM '72
DONNIE S. TENNERSLEY
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Sanderson and Carroll B. Long

(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 Six Hundred and No/100-----

DOLLARS (\$ 31,600.00-----), 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 County of Greenville, State of South Carolina, near the town of Mauldin being known and designated as Lot No. 7, Baldwin Circle on Plat Number 1 of Verdin Estates, said plat being prepared by C. O. Riddle, Surveyor, dated September 21, 1972, and recorded in the R. M. C. Office for Greenville County in Plat Book 4R at pages 34 and 35, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Baldwin Circle at the intersection of Baldwin Circle and Baldwin Court; thence with Baldwin Circle, S. 1-33 W., 70 feet to a point; thence through Lot 7, N. 88-27 W., 150 feet to a point on the joint line of Lots 7 and 8; thence with said line N. 1-33 E. 70.45 feet to an iron pin on the southern side of Baldwin Court; thence with Baldwin Court N. 76-56 E. 38 feet to an iron pin; thence continuing N. 67-19 E. 36.5 feet to a point; thence continuing S. 88-27 E. 55 feet to an iron pin; thence with the corner of Baldwin Court and Baldwin Circle, S. 43-27 E., 35.35 feet to an iron pin the point of beginning.



2,500 2-73 KP

MORTGAGE

6
2
2
0

4328 RV-2