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First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald R. McAlister

(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 Seventeen Thousand Eight Hundred and No/100ths---------- DOLLARS ($ 17,800.00 ), 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, November 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, State of South Carolina, on the southwestern side of Nix Circle, being shown as a portion of Lot 8 and a portion of Lot 9 on a plat of the property of Farr Estates, dated September 7, 1942, prepared by W. J. Riddle, recorded in Plat Book N at Page 53 in the RMC Office for Greenville County and also being shown on a plat of the property of J. Frank Williams, dated September 24, 1971, prepared by Carolina Surveying Company and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Nix Circle at the northeastern corner of a lot shown on plat recorded in Plat Book 4-L at Page 97 in the RMC Office for Greenville County and running thence with said Lot, S 36-16 W 271.2 feet to an iron pin; thence N 62-25 E 281 feet to an iron pin on the southwestern side of Nix Circle; thence with said Circle, N 45-02 W 125.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of House Rentals, Inc. to be recorded herewith.