

1986-214

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
T J & R METAL WORKS, INC.

(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 EIGHT THOUSAND FIVE HUNDRED AND NO/100THS----- DOLLARS (\$ 28,500.00), 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,

April 1, 1985

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 southeastern side of Augusta Road, near the City of Greenville, in the County of Greenville, State of South Carolina and being known and designated as the property of W. N. Leslie, by plat prepared by Carolina Surveying Company, dated November, 1972, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Augusta Road which iron pin is at the joint corner of this property and property now or formerly of S & M Realty Co. and is situated 114.7 feet northeast from the intersection of Augusta Road and Macnees Drive, and running thence with the southeastern side of said road N. 44-46 E. 134.5 feet to an iron pin in the line of property now or formerly of Mimms; running thence with the Mimms line S. 19-27 E. 166.65 feet to an iron pin; thence running S. 44-46 W. 97.1 feet to an iron pin in the line of property now or formerly of Pennell; thence running N. 32-07 W. 154.1 feet to an iron pin, point of beginning.



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