

REC-1300-200

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carrie S. Hill (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 Six Thousand and no/100-----
DOLLARS (\$ 6,000.00), 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 City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 as shown on a plat of Carver Court prepared by Piedmont Engineering Service, dated March, 1955, recorded in the R.M.C. Office for Greenville County, in Plat Book II at page 107, and having, according to a more recent plat prepared by J. C. Hill dated January 29, 1963, entitled "Property of Perlie Hill and Carrie S. Hill", the following metes and bounds:

Beginning at an iron pin on the Southwestern side of Elder Street at the joint front corner of Lots No. 1 and 2 and running thence with the line of Lot No. 2 S. 59-21 W. 125 feet to an iron pin; thence S. 38-09 E. 63.3 feet to an iron pin at the joint rear corner of Lots No. 1 and 20; thence with the line of Lot No. 20 S. 87-12 E. 100 feet to an iron pin on the Western side of Elder Street; thence with the Western side of Elder Street N. 7-26 E. 69.4 feet to an iron pin; thence continuing with the Western side of Elder Street N. 14-04 W. 33 feet to an iron pin; thence with the Southwestern side of Elder Street N. 66-10 W. 36.1 feet to the point of beginning.

This is the same property in which the mortgagor acquired a one-half interest through deed recorded in Deed Book 718 at page 146, and a one-fourth interest as an heir of Perlie Hill (Greenville County Probate File 1068-File 7).

The interest of the remaining heirs of Perlie Hill were transferred to the mortgagor by deed recorded in Deed Book 860 at page 196 in the records of the R.M.C. Office for Greenville County.

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