

FILED
GREENVILLE CO. S. C.

BOOK 1345 PAGE 791

NO 8 3 49 PM '75

First Mortgage on Real Estate
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Conrado H. Garcia and

Patricia T. Garcia

(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 and No/100 -----

DOLLARS (\$ 17,000.00), 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 along Quillen Avenue, near Fountain Inn, South Carolina, in the County of Greenville, containing one (1) acre, more or less as shown on a plat entitled "Property of Cozette Gault" prepared by J. E. Serrine Co., dated April 25, 1975, which plat is to be recorded in the R. M. C. Office for Greenville County simultaneously with this deed, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin along the right-of-way of Quillen Avenue and running N 59-34-51 W 348.50 feet to an iron pin; thence turning and running S 18-59-47 W 125 feet to an iron pin in line of property now known as Belmont Subdivision; thence turning and running S 59-34-51 E 348.50 feet to an iron pin in the right-of-way of Quillen Avenue; thence turning and running N 18-59-47 E 125 feet to the point of beginning.

This conveyance is subject to such easements, restrictions, or rights-of-way as may appear of record or on the premises.



2,500 2-73 KP

MORTGAGE

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