

FILED
GREENVILLE CO. S. C.

APR 11 11 05 AM '73
DONNIE S. TAYLOR
R.M.C.

BOOK 1345 PAGE 892

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ---JAMES A. MCGAUGHY AND
FRANCES M. MCGAUGHY-----

(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-Six Thousand, Four Hundred and No/100-----
DOLLARS (\$ 36,400.00-----), 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 76, Devenger Place, Section 1, as shown on plat thereof prepared by Dalton & Neves, Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C. in Plat Book 4-X, Page 79 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Longstreet Drive at the joint front corner of Lots 77 and 76 and running thence with the joint line of said lots N. 47-26 E. 150 feet to a point; thence N. 41-25 W. 90 feet to a point, joint rear corner of Lots 75 and 76; thence running with the joint line of said lots S. 49-21 W. 150 feet to a point on the northeastern side of Longstreet Drive; thence with the northeastern side of Longstreet Drive S. 41-25 E. 90 feet to the point and place of beginning.

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MORTGAGE

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