

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Skelton Real Estate Co., 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 Seventeen Thousand Six Hundred and no/100----- DOLLARS (\$ 17,600.00), 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,

August 1, 2001

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 southern side of Hicks Court in Greenville County, South Carolina, being known and designated as a major portion of lot no. 1 on a plat of Ecole Acres, Section II, made by Campbell and Clarkson Surveyors, Inc. dated July 12, 1974, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-R, Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hicks Court in the front line of Lot no. 1 (said iron pin being located S. 64-39 W. 20.0 feet from an old iron pin being the original joint front corner of lots nos. 1 and 2) and running thence along a new line through lot no. 1, S. 43-58 E. 202.5 feet to an old iron pin at the rear corner of lots nos. 1 and 2; thence S. 58-39 W. 170 feet to an iron pin in the line of Section I of the subdivision known as Ecole Acres; thence N. 37-52 W. 22 feet to an iron pin; thence N. 35-32 W. 100 feet to an iron pin; thence N. 37-08 W. 90.8 feet to an iron pin on the southern side of Hicks Court; thence along the southern side of Hicks Court N. 64-39 E. 145.5 feet to an iron pin, the point of beginning.



9446