

First Mortgage on Real Estate

**MORTGAGE**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Irvine Street Realty Corp. (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-Five Thousand and No/100-----

DOLLARS (\$ 25,000.00 ), 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 Greenville County, South Carolina, known and designated as Lot No. 16, as shown on a plat of the Property of Rachael J. Cely, recorded in the R.M.C. Office for Greenville County in Plat Book M, Page 45.

ALSO: All that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 387 and 388, Pleasant Valley Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, Page 163, located on the northerly side of Prosperity Avenue.

ALSO: All that lot of land in said County and State on the southeastern side of Jefferson Circle, being shown as Lot 19 on plat of Abney Mills-Poinsett Plant recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 51.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being known as Lot 480 on plat of Abney Mills - Brandon Plant and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "QQ" at Page 59 and also being shown on recent survey entitled property of John Lewis Martin and Queen E. Martin dated December 3, 1970, prepared by Carolina Surveying Company. According to said plat, this lot fronts 57 feet on the southeasterly side of Dorsey Boulevard with a depth of 81.9 feet on one side and a depth of 114 feet on the other side and being 65.4 feet across the rear.

Any one or more of the above-described portions of property may be released from the lien of this mortgage for a payment of the following release prices, which are listed in the order of the above descriptions: \$7,500.00; \$8,500.00; \$6,000.00; and \$3,000.00.

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