

FILED
GREENVILLE CO. S. C.
DEC 24 9 11 AM '75
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1356 PAGE 682

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ALENDER O. SIMMONS AND SALLY P.

SIMMONS

(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-two Thousand Five Hundred and No/100-----

DOLLARS (\$ 22,500.00), 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, 1988

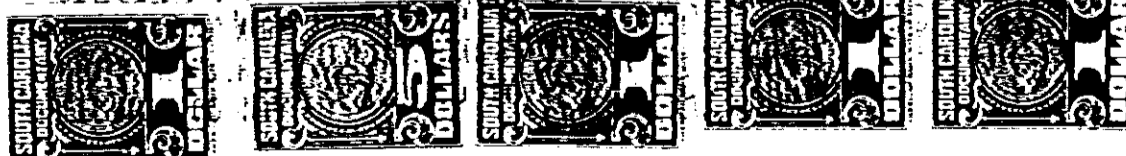
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

All those two (2) certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northwestern side of Potomac Avenue (formerly Hassie Street) being known and designated as Lot 16 and Lot 17 of Augusta Terrace as shown on a plat thereof prepared by Dalton & Neves, dated March, 1930, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 265 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Potomac Avenue (formerly Hassie Street) at the joint front corner of Lots 17 and 18 and running thence with the line of Lot 18 N. 29-18 W. 217.3 feet to an iron pin at the joint rear corner of Lots 17, 18, 60 and 61; thence with the rear line of Lots 61 and 62 N. 60-42 E. 50 feet to an iron pin at the joint rear corner of Lots 15, 16, 62 and 63; thence with the line of Lot 15 S. 29-18 E. 220.3 feet to an iron pin at the joint front corner of Lots 16 and 15 on the Northwestern side of Potomac Avenue (formerly Hassie Street); thence with the Northwestern side of Potomac Avenue (formerly Hassie Street) S. 64-06 W. 50.1 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of M. L. Lanford, Jr., and Mary M. Lanford, dated December 3, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1028 at page 176.



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2,500 2-73 KP

MORTGAGE

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