

FILED
GREENVILLE CO. S. C.

FEB 23 3 48 PM '76

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1380 PAGE 729

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE P. HOFFMANN, EUGENE S. ARMSTRONG,
JOSEPH F. CUTTEN and GRAHAM BENNETT (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 TWO HUNDRED THIRTY THOUSAND AND NO/100-----

DOLLARS (\$ 230,000.00), 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 the City of Greenville, S. C., on the southerly side of Augusta Road and adjoining lands of C. E. Morgan now or formerly, and others, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Augusta Road and running thence with the said Augusta Road N. 47-45 W. 68.88 feet to an iron pin; thence S. 33-34 W. 258.8 feet to an iron pin; thence S. 53-56 E. 69.3 feet; thence N. 33-04 E. 250 feet to the point of BEGINNING.

AND

All that certain piece, parcel or lot of land with the improvements thereon, lying and being on the northwesterly corner of the intersection of Augusta Street and Sevier Street, in the City of Greenville, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, said pin being the northwesterly corner of the intersection of Augusta Street and Sevier Street and running thence with Sevier Street S. 32-40 W. 235 feet to a point; thence with the line of property conveyed by Tinie C. Jones to E. Floyd DuPree, N. 53-30 W. 71.8 feet to an iron pin; thence N. 33-04 E. 250 feet more or less to an iron pin on the southern edge of Augusta Street; thence with said Augusta Street S. 46-12 E. 60.15 feet to an iron pin, the point of BEGINNING.

AND

All that certain piece, parcel or lot of land lying and being at the rear of property formerly occupied by the Dobbs House on the southwesterly side of Augusta Road in the

DESCRIPTION CONTINUED ON PAGE 4

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MORTGAGE

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