

FILED
GREENVILLE CO. S. C.

BOOK 1033 PAGE 218

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DONNIE S. TANKERSLEY
R.H.C.

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-Six Thousand and No/100-----
DOLLARS (\$ 26,000.00), 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, Greenville County, South Carolina, being shown as Lot #8, Block H, on plat recorded in Plat Book E at Page 41, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Watts Avenue (Lucille Avenue) at the joint front corner of Lots #7 and #8 and running thence with Watts Avenue N. 88 E. 50 feet; thence N. 2 W. 120 feet; thence S. 88 W. 50 feet; thence S. 2 E. 120 feet to the point of beginning and being identically the same property conveyed to Mortgagor herein by deed recorded in Deed Book 1030 at Page 804.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County and City of Greenville, State of South Carolina, on the northeastern side of Celand Street, being shown and designated as Lot 1 on Plat of Resubdivision of Central Realty Corp., made by Pickell & Pickell, Engrs., 17 Oct. 1946, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Q, at Page 35, reference to said plat being craved for a complete and detailed description thereof. Said lot fronts 59 feet on the northeastern side of Celand Street; runs in parallel lines to a depth of 135 feet; and is 59 feet across the rear.

(CONT.)



MORTGAGE