

FILED
GREENVILLE CO. S. C.

DEC 20 3 46 PM '74

DONNIE S. TANKERSLEY
R.M.C.

1385 PAGE 572

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BENJAMIN A. REED

(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 NINETEEN THOUSAND AND NO/100-----

DOLLARS (\$ 19,000.00), 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 known and designated as the eastern portion of Lot No. 60 and the western portion of Lot No. 61 as shown on plat of the property of C.B. Martin, recorded in the Office of the RMC for Greenville County in Plat Book F at page 102 and 103 and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the southwest side of Highland Drive, said pin being 60.7 feet from the northwest corner of Highland Drive and Waccanaw Avenue, and running thence S. 48-50 W. 192.1 feet to the rear line of Lot No. 61; thence along the rear line of Lots Nos. 60 and 61, N. 41-10 W. 60 feet to a point on the rear line of Lot No. 60; thence 48-50 E. 192.1 feet to a point on the southwest side of Highland Drive; thence along Highland Drive, S. 41-10 E. 60 feet to the point of beginning.

This property is conveyed subject to all restrictions, zoning ordinances, rights-of-way and easements of record and on the ground which affect said property.

This being the same property conveyed to the Mortgagor herein by deed of Paul E. Scarpa, recorded in the RMC Office for Greenville County in Deed Book 995 at page 290 and dated March 13, 1974.

CAROLINA FEDERAL SAVINGS & LOAN
P.O. Box 10148
Greenville, South Carolina 29603