

FILED  
GREENVILLE CO. S. C.  
FEB 15 4 48 PM '77  
BONNIE S. TANKERSLEY  
R.M.C.

1389 297

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steve P. Spencer

(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 Seven Thousand and No/100-----

DOLLARS (\$ 27, 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 County of Greenville, State of South Carolina, and being shown as containing one acre on a plat of property of Steve Spencer dated April 1975, prepared by C. O. Riddle, said plat being recorded in Plat Book at page in the office of the R. M. C., and having according to said plat the following metes and bounds, to wit: the above described plat has not been recorded.

BEGINNING at an old iron pin in the right of way of State Park Road and running thence S. 85-06 E. 91.8 feet to a railroad spike near the center line of State Park Road; thence turning and running with property of Jackie B. and Martha R. Rainey S. 11-12 E. 222 feet to an old iron pin at the joint corner of the property conveyed herein and property of Jackie B. and Martha R. Rainey and William Vance Rainey; thence turning and running with the William Vance Rainey line S. 60-03 W. 172.5 feet to an iron pin; thence turning and running with other property of William Vance Rainey N. 14-46 W. 236.8 feet to an old iron pin at the joint corner with property now or formerly of G. D. Auld; thence turning and running with the Auld property and State Park Road N. 42-18 E. 111.85 feet to the point of beginning.

DERIVATION: Deed of William Vance Rainey to Mortgagor herein dated 7 April 1975, recorded May 28, 1975 in Deed Book 1018 at page 974 in the office of the R. M. C. for Greenville County.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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MORTGAGE

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