

GREENVILLE CO. S. C.

FEB 28 4 56 PM '77

DOUGLAS S. TANKERSLEY
R.H.C.

BOOK 1380 PAGE 353

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE DOUGLAS COMPANY (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 Fifty Three Thousand Six Hundred and No/100-----
DOLLARS (\$ 53,600.00), 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 State of South Carolina, County of Greenville, being on the northeastern side of Holly Tree Lane, in Austin Township, being shown and designated as Lot No. 57 on a plat of Holly Tree Plantation, Phase II, Section II, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, Pages 47 and 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Holly Tree Lane, joint front corner of Lots 57 and 58; running thence with the common line of said two lots, N. 59-14 E., 176.1 feet to an iron pin; thence N. 36-40 W., 153.55 feet to an iron pin at the joint rear corner of Lots 56 and 57; thence with the common line of said lots, S. 54-09 W., 165.88 feet to an iron pin on the northeasterly side of Holly Tree Lane; thence with Holly Tree Lane, the following courses and distances: S. 33-00 E., 114.95 feet to an iron pin, and S. 32-01 E., 23.02 to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Holly Tree Plantation, a Limited Partnership, dated September 16, 1975, recorded in Deed Book 1024, Page 780 in the RMC Office for Greenville County, S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEB 28 1977
PP 11213
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MORTGAGE

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