P.O. Box 10148
Greenville, S.C. 29603

FILED
GREENVILLE CO. S.C.
MAR 1 11 59 AM '77
DONNIE S. TANKERSLEY
R.M.C.

1360 477

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LARRY G. SHAW BUILDER, INC. (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-eight Thousand Eight Hundred and No/100 ------

DOLLARS ($ 28,800.00), 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

ALL that piece, parcel or lot of land situate, lying and being on the northeastern side of Overton Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No.66 of a sub-division known as Cedar Vale, Section II, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Page 12, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Overton Avenue at the joint front corners of Lots Nos. 66 and 67 and running thence along the joint line of said lots N. 23-33 E., 169 feet to an iron pin, running thence S. 66-41 E. 109.9 feet to an iron pin at the joint rear corners of Lots Nos. 66 and Lot 1 of Section I, running thence with the joint line of said lots, S. 23-30 W. 169 feet to an iron pin on the northeastern side of Overton Avenue, running thence with the northeastern side of said Avenue, N. 66-41 W. 110 feet to an iron pin, point of beginning.

This is the same property conveyed to the mortgagor herein by deed of W. N. Leslie, Inc. recorded Feb 24, 1977.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAR 1-'77
PB 11218
11.52

2,500 2-73 KP

MORTGAGE

4328 RV-2