

FILED  
GREENVILLE CO. S. C.

BOOK 1401 PAGE 364

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JOHNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frank E. Simonsen and Corrine T. Simonsen

(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 Thirty Eight Thousand Five Hundred and No/100-----

DOLLARS (\$38,500.00-----), 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 known and designated as Lot Number 12, CARTER'S GROVE, as shown on plat thereof prepared by Dalton & Neves, dated August, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at Page 99. Reference to said plat is hereby craved for a more particular description. (See below for metes and bounds description)

This being the same lot of land conveyed unto said Mortgagors herein by deed of Major P. Watson, Jr. and Marilyn S. Watson, dated June 16, 1977, of record in the RMC Office for Greenville County, South Carolina, in Deed Book 1058 at page 764.

Mortgagee's Address: 500 E. Washington Street, Greenville, South Carolina

Metes and bounds description Lot 12, Carter's Grove:

BEGINNING at an iron pin on the right of way of Foxcroft Road at the joint front corner of Lots 11 and 12 and running thence N. 4-08 W. 176.6 feet to an iron pin at the joint corner of Lots 11, 12, and 13; thence running with the line of Lot 13, N. 84-32 E. 76.1 feet to an iron pin on the right of way of Wakefield Road; thence turning and running with the right of way of Wakefield Road and/or Foxcroft Road, S. 19-35 E. 75 feet; thence S. 24-16 E. 71.1 feet; thence turning and running S. 25-34 W. 32.3 feet; thence turning and running S. 77-13 W. 50 feet; thence S. 84-51 W. 55 feet to the point of BEGINNING.

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