

FILED
GREENVILLE, CO. S. C.

SEP 16 1 09 PM '77

DONNIE S. TANKERSLEY
R.H.C.

1410 70

Mortgagee's address; P O Box 10148, Greenville, South Carolina
First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Eldrid V. Bauch and

Cora M. Bauch (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-five Thousand and No/100 -----

DOLLARS (\$ 55,000.00), 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 situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, on the northern side of West Seven Oaks Drive, being shown and designated as Lot Number 43, Section One of Chanticleer on plat of same recorded in Plat Book YY at Page 97 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Seven Oaks Dr., at the joint corner of Lots 42 and 43, thence running with the northern side of said Drive, N 80-39 W 78.1 feet to an iron pin, and continuing, N 83-19 W 42 feet to an iron pin at the joint corner of Lots 43 & 44; thence turning and running with the common line of said lots, N 6-32 E 200.4 feet to an iron pin at the joint rear corner of said lots; thence, S 75-48 E 128 feet to an iron pin at the joint rear corner of Lots 42 & 43; thence, S 8-38 W 187.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Herbert Lindsay, Jr. dated September 16, 1977 and recorded of even date herewith.

