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REV 10/12/01

FILED
GREENVILLE CO. S. C.
SEP 30 4 29 PM '02
DONNIE S. TANKERSLEY
R.M.C.

REC 1411 00 833

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Melvin R. Launius and

Ardeth J. Launius (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 Two Thousand Five Hundred and No/100-----

DOLLARS (\$ 22,500.00), 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,

September 1, 2002

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 City of Greenville, County of Greenville, State of South Carolina, on the southeast side of Rutherford Road (sometimes called Camp Road), being shown as all of Lots 12 and 11 and part of Lot 10 of Block B, on revised plat of Northgate, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at Page 13, and having according to said plat and according to a plat of the property of Paul J. Oeland, et al, prepared by Dalton & Neves, Engineers, February 1947, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Rutherford Road (sometimes called Camp Road) at joint front corner of Lots 12 and 13 and which point is 150 feet from the intersection of said Road with the northeast side of Arcadia Drive; thence with the joint line of Lots 12 and 13 in a southeasterly direction 179.3 feet to an iron pin in the center of a 10-foot alley (now closed); thence through the center of said alley in a northeasterly direction 138.8 feet to an iron pin at the joint rear corner of Lots 9, 10 and 11; thence with the line of Lot 9, N. 28-54 E. 70.65 feet to an iron pin; thence N. 29-24 W. 151.4 feet to an iron pin on the southeast side of the Rutherford Road; thence along the southeast side of said road, S. 56-08 W. 222.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Ruth Wilson Jackson recorded in the RMC Office for Greenville County simultaneously herewith.

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