

FILED
GREENVILLE CO. S. C.
NOV 14 12 53 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 705

Mortgagee's Address:
500 E. Washington St.
Greenville, SC 29603

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANKLIN D. NIX and JO ANN NIX

(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 SIXTEEN THOUSAND AND NO/100-----

DOLLARS (\$ 16,000.00), with interest thereon as provided in said promissory note, said prin-

cipal 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 County of Greenville, State of South Carolina, and being known as LOT NO. 18 on plat of Cedar Vale Subdivision, recorded in the RMC Office for Greenville County in Plat Book 000 at page 13 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Overton Avenue at the corner of Lot No. 17 and running thence S 70-50 E 175.35 feet to an iron pin; thence S 19-11 W 131.7 feet to an iron pin on the northern side of Montis Drive; thence along the northern side of Montis Drive S 63-35 W 40.6 feet; thence along the northern side of Verner Drive N 59-24 W 125 feet; thence around the curve of the intersection of Verner Drive and Overton Avenue, the chord of which is N 20-06 W 38.7 feet; thence along the eastern side of Overton Avenue N 19-1 E 106.15 feet to the point of beginning, and being the same property conveyed to the mortgagors herein by deed of Richard Davisson and Josephine R. Davisson, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 06.40
93.11218

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