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First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TOM JACKSON, 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 ELEVEN THOUSAND SIX HUNDRED AND NO/100 -----  
DOLLARS (\$ 11,600.00 ), 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 No. 209 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D, pages 1-5, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern edge of Pebble Creek Drive at the joint front corner of Lots 208 and 209 and running thence with the joint line of said lots, N. 17-06 E., 260.24 feet to an iron pin; thence N. 48-00 E., 72.62 feet to an iron pin; thence S. 37-22 E., 101.61 feet to an iron pin at the joint rear corner of lots 209 and 210; thence with the joint line of said lots, S. 17-06 W., 263.54 feet to an iron pin on the northern edge of Pebble Creek Drive; thence with the edge of Pebble Creek Drive, N. 72-54 W., 120.0 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by Deed of Pebble Creek, Ltd., a Limited Georgia Partnership by Carolina Investment Management Corporation recorded October 22, 1975 in Deed Book 1026 at Page 204.

It is further understood that the mortgagor has an existing loan with the mortgagee secured by property located at 112 Holgate Drive in Greenville County and it is understood that a default in the Note and Mortgage on Lot 209, Pebble Creek as described above will also be considered a default on the Mortgage secured by property at 112 Holgate Drive and that the mortgagee has the right to avail himself of all legal remedies set forth in said mortgages.

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