

P. O. Box 10148
Greenville, S. C. 29603

FILED
GREENVILLE CO. S. C.

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BOOK 1417 PAGE 67

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE and ANDERSON

TO ALL WHOM THESE PRESENTS MAY CONCERN: Moore Office Building, 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 - - Seventy-five thousand - - - - -
DOLLARS (\$ 75,000.00), 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 in Fork Township, School District Number 4, Anderson County, South Carolina, being designated as Lot 6 on a Plat made by Harold Hawkins, R.S., dated July 28, 1962, recorded in the Office of the Clerk of Court for Anderson County in Plat Book 47, at Page 261. The lot herein lies on the northwest side of an unnamed street and fronts on the West side of said Street for a distance of 100 feet; runs back in parallel lines for a distance of 150 feet, with its rear line being 100 feet; Bounded on the north by Lot 5, on the East by said Street, on the South by Lot 7, and on the West by U. S. Government land.

This is the same property conveyed to the Mortgagor herein by deed of Mary Lee McDonald, dated June 20, 1972, recorded in Deed Book 17-H, at Page 878, Clerk of Court for Anderson County.

ALSO

ALL that piece, parcel, or lot of land, situate, lying and being at the southeastern corner of West McBee Avenue and Cox Street, City and County of Greenville, South Carolina, and having, according to a survey for the Piedmont and Northern Railway Company, dated June 5, 1950, the following metes and bounds:

BEGINNING at an iron pin at the southeast corner of West McBee Avenue and Cox Street, and running thence along the east side of Cox Street, S 3-00 E, 315.65 feet; thence N 87-00 E, 18.75 feet to an iron pin; thence N 13-41 E, 36.05 feet to an iron pin; thence N 4-41 E, 60.60 feet to an iron pin; thence N 3-24 W, 62.4 feet to an iron pin; thence N 71-12 W, 4.5 feet to an iron pin; thence N 2-01 W, 142.3 feet to the south side of West McBee Avenue, N 70-33 W, 38.7 feet to the beginning point.

This is the same property conveyed to the Mortgagor herein by deed of James W. Moore, dated July 10, 1963, recorded August 13, 1963, in the RMC Office for Greenville County in Deed Book 729, at Page 464.

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MORTGAGE

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