

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BT Corporation

(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(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-Six Thousand and No/100

DOLLARS (\$ 46,000.00), with interest thereon as provided in said promissory note(s), 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 December 1, 1987.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 signing 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 the northern one-half portion of Lot No. 4 of property of James M. Edwards, according to a plat prepared by Dalton & Neves, dated November, 1938, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of U.S. Hwy. No. 29 at the corner of property heretofore owned by W. E. Harvey and running thence along the line of said lot, N. 47-00 W. 207.4 feet to an iron pin; running thence N. 43-00 E. 105 feet to an iron pin at the corner of Lot No. 3 and the northern half of Lot No. 4; running thence S. 47-00 E. 207.4 feet to an iron pin on U.S. Hwy No. 29; running thence with U.S. Hwy. No. 29 S. 43-00 W. 105 feet to the point of Beginning

This is the same property conveyed to the mortgagor by deed of Marvin A. Mills recorded in the R.M.C. Office for Greenville County in Deed Book 1071, Page 102, on the 30 day of December, 1977.

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