

1420 00858

Mortgagee's mailing address: P. O. Box 10148, Greenville, S. C. 29603

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John H. Boyd, Jr. and

Chandler L. Boyd (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 Thirty-six Thousand and 00/100-----

DOLLARS (\$ 36,000.00 ), 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 the State of South Carolina, County of Greenville, in the corporate limits of the city of Greenville, on the eastern side of Wembley Road and being known and designated as Lot No. 313, Section B, Gower Estates, according to a plat prepared by R. K. Campbell, R.L.S., dated December, 1961 and recorded in the RMC Office for Greenville County in Plat Book XX at pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wembley Road at the joint front corner of Lots Nos. 312 and 313 and running thence with the joint line of said lots S. 87-25 E. 175 feet to an iron pin; thence S. 2-35 W. 100 feet to an iron pin; thence N. 87-25 W. 175 feet to an iron pin on the eastern side of Wembley Road; thence with the eastern side of Wembley Road N. 2-35 E. 100 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Anne R. Caldwell, of even date, to be recorded herewith.

RECORDED  
TAX 14.40  
1977

0650

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