

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

BOOK 1424 PAGE 512

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Raymond H. Orr and Bonnie T. Orr

(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 -----FORTY-FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 45,000.00), 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 Greenville County, State of South Carolina, being shown and designated as Tract No. 1 on plat of property of proposed FERGUSON ESTATES, as shown on plat thereof, prepared by J. L. Montgomery, III., R.L.S., dated April 5, 1976, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in county road, which iron pin is located at the joint corner of property, now or formerly, of James Estate and running thence with said James estate, S. 36-54 E., 624.8 feet to an old iron pin in stone located at the joint corner of Tracts 1, 2 and 3 and property, now or formerly, of James Estate; thence N. 11-40 E., 527.01 feet crossing county road to a point; thence S. 88 W., 481.78 feet to an iron pin in County road, the beginning corner, containing 2.83 acres, more or less.

This being the same property conveyed to the mortgagors herein by deed of T.C. Ferguson and Lila Mae Ferguson, dated October 19, 1976, and recorded in the RMC Office for Greenville County, S.C., in Deed Volume 1045 at page 7.