

FILED
GREENVILLE CO. S. C.
APR 13 4 01 PM '77
DENNIE S. TANKERSLEY
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dempsey B. Hammond (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 Sixty Thousand and No/100ths-----

DOLLARS (\$ 60,000.00), 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, on the southeastern side of Donington Drive, being known and designated as Lot 126 on a Plat of Kingsgate, Sheet 2, made by Piedmont Engineers & Architects, January 9, 1969, and recorded in the R.M.C. Office for Greenville County, in Plat Book WW, at Page 45, and having, according to said plat, the following metes and bounds, to-wit:~~

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, on the southeastern side of Donington Drive, being known and designated as Lot 126 on a Plat of Kingsgate, Sheet 2, made by Piedmont Engineers & Architects, January 9, 1969, and recorded in the R.M.C. Office for Greenville County, in Plat Book WW, at Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Donington Drive, at the joint front corner of Lots 125 and 126, and running thence with the common line of said Lots S. 31-41 E. 155 feet to an iron pin; thence running S. 59-19 W. 120 feet to an iron pin at the joint rear corner of Lots 126 and 127; thence with the common line of said Lots N. 31-41 W. 155 feet to an iron pin on the southeastern side of Donington Drive; thence with the line of said Donington Drive N. 59-19 E. 120 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Jack Shaw Builders, Inc. dated May 24, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 975 at Page 532 on May 29, 1973.

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