

FILED
GREENVILLE, CO. S. C.
JUN 9 4 26 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1434 PAGE 774

Mortgagee's Address:
PO Box 10148
Greenville, SC 29603

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CARL F. BESENBACH and ELIZABETH M.

BESENBACH

(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 THIRTEEN THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100----- DOLLARS (\$ 13,125.00), 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 on the southeastern side of Green View Court in the County of Greenville, State of South Carolina being shown as Lot No. 106 on a plat of Holly Tree Plantation, Phase II, Section III dated August 17, 1977 prepared by Piedmont Engineers, recorded in Plat Book 6-H at page 10 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

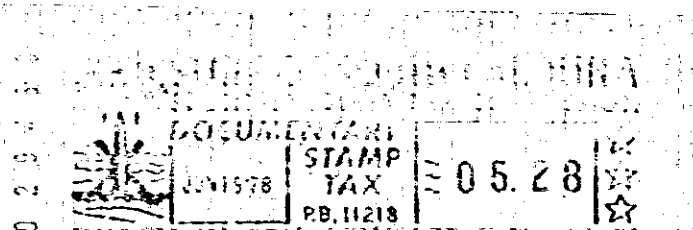
GCTC

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BEGINNING at an iron pin on the southeastern side of Green View Court at the joint front corner of Lot 105 and Lot 106 and running thence with Lot 105 S 4-00 W 145.7 feet to an iron pin at the joint rear corner of Lots 103, 105 and 106; thence with Lots 103 and 102 S 49-00 E 80 feet to an iron pin at the joint rear corner of Lots 101, 102 and 106; thence with Lot 101 N 80-00 E 160 feet to an iron pin at the joint rear corner of Lot 101 and Lot 106; thence N 12-53 W 90 feet to an iron pin at the joint rear corner of Lot 106 and Lot 107; thence with Lot 107 N 52-21 W 180.30 feet to an iron pin on Green View Court; thence with said court S 43-40 W 30 feet to an iron pin; thence still with said court S 75-51 W 25 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin Enterprises, Inc., to be recorded herewith.

3.00CI



2,500 12/77 KP

MORTGAGE

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