

Box 10141
Greenville, S. C. 29603

FILED
GREENVILLE CO. S. C.
JUN 23 11 07 AM '09
DENNIE S. TANKERSLEY
R.M.C.

BOOK 1436 PAGE 5

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joint Ventures, Inc. and Premier Investment Co., Inc.
(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 Nine Thousand Two Hundred and no/100-----

DOLLARS (\$ 49,200.00 -----), 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,

May 1, 2009

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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 35 on plat of Edwards Forest, Section 5, recorded in Plat Book 5 P at page 6 and having the following courses and distances:

BEGINNING at an iron pin on Ryan Street, joint front corner of Lots 34 and 35 and running thence with the joint line of said lots, N. 42-49 W. 167.3 feet to an iron pin in rear corner of said lots; thence along the rear line of lot 35, N. 83-44 E. 204.9 feet to an iron pin, joint rear corner of Lots 35 and 36; thence with the joint line of said lots, S. 17-11 W. 140.4 feet to an iron pin on Ryan Street; thence along Ryan Street, S. 77-10 W. 50 feet to the point of beginning.

Being a portion of the property conveyed by Daniel L. Cunningham by deed recorded July 23, 1973 in Deed Book 979 at page 562 with an undivided one half interest in the within lot being conveyed by Joint Ventures to Premier by deed recorded herewith.

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