

RECORDED
GREENVILLE CO. S.C.
AUG 9 9 59 AM '08
REGISTERED

144-108

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID W. EDWARDS AND JOAN J. EDWARDS

(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 Thousand and No/100-----

DOLLARS (\$ 40,000.00), 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, August 1, 2008

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, City of Greenville, being known and designated as a portion of Lot No. 8 of the property of D. T. Smith as shown on a plat recorded in the R.M.C. Office for Greenville County, in Plat Book F at page 108, according to a survey made by W. D. McBrayer, dated July 13, 1936, for H. R. McCauley, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Tallulah Drive at a point 200 feet West from the Southwest intersection of Smith Street and Tallulah Drive and running thence along the Southern side of Tallulah Drive S. 64-20 W. 57.6 feet to an iron pin; running thence S. 25-40 E. 200 feet to an iron pin; running thence N. 64-20 E. 57.6 feet to an iron pin; and running thence N. 24-40 W. 200 feet to the point of beginning; LESS, HOWEVER, a strip 15 feet in width and 200 feet in depth conveyed to A. E. Howard by I. D. Hodgens on March 7, 1947, in Deed Vol. 313, at page 393.

ALSO, All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Portions of Lots 7 and 8 of the property of D. T. Smith as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book F at page 108, according to a survey made by W. D. McBrayer, July 13, 1936, for H. R. McCauley, and having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Tallulah Drive at a point 257.6 feet West from the intersection of Smith Street and Tallulah Drive and running thence with Tallulah Drive S. 64-20 W. 65 feet to an iron pin; thence S. 25-40 E. 200 feet to an iron pin; running thence N. 64-20 E. 65 feet to an iron pin; thence N. 25-40 W. 200 feet to an iron pin, the point of beginning. This lot consists of 22.6 feet from Lot 7 and 42.4 feet from Lot 8.

This is the identical property conveyed to the Mortgagors herein by deed of Southern Bank & Trust Company, dated January 11, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1071 at page 716 on January 11, 1978.

0505

4328 RV.2