

First Mortgage on Real Estate

RECORDED
S. C.
APR 2 4 48 PM '81
M. C. HANNAH
M. C. HANNAH
MORTGAGE

BOOK 1533 PAGE 595

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert C. Settles

SEND(S) GREETING: _____
(hereinafter referred to as Mortgagor)

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(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and no/100's _____ DOLLARS (\$15,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid 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, _____, 19 91 .

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 Eastern side of Augusta Street in the City of Greenville, Greenville County, South Carolina, being more fully described by metes and bounds as follows:

BEGINNING at an iron pin on the Eastern side of Augusta Street at the corner of property now or formerly owned by Mrs. Minnie E. Davis and running thence with said side of Augusta Street, S. 14½ E., 50 feet to an iron pin on property now or formerly owned by J. T. Thackston; thence with the line of Thackston, S. 80½ E. 150 feet to an iron pin; thence N. 10 W., 50 feet to an iron pin on Davis; thence S. 80½ W., 154 feet to an iron pin, the beginning corner.

ALSO, all that piece, parcel or lot of land situate to the rear of the above described property off of the Eastern side of Augusta Street in the City of Greenville, Greenville County, South Carolina, being more fully described by metes and bounds as follows:

BEGINNING at an iron pin at the joint rear corner of the above described property and the rear Western corner of Lots Nos. 5 and 6 on a Plat of Property of Westend Land and Improvements Company, recorded in the R. M. C. Office for said County and State in Plat Book A, Page 153, and running thence S. 79 W., 65 feet to an iron pin; thence N. 11 W., 50 feet to an iron pin; thence N. 79 E. 65 feet to an iron pin at the corner of Lot No. 6 aforesaid; thence with the rear line of Lot No. 6 aforesaid, S. 11 E., 50 feet to an iron pin, the beginning corner.

The above described property is also known as 805 Augusta Street, Greenville, South Carolina, and is shown on the Greenville County Block Book as Lot 10, Block 4, Sheet 94, in District 500.

The above property was conveyed to Lovely D. and Esteletia S. Webb by Deed of Joe L. West, said deed being recorded in Book 887 at Page 406, date of said Deed being April 3, 1970. Lovely D. Webb died testate on January 13, 1974 leaving all of his property to Esteletia S. Webb, said Will being probated in Apartment 1315, File 21. Esteletia S. Webb died testate on November 25, 1978, leaving all of her property to Robert C. Settles, said Will being probated in Apartment 1538, File 20.

SCTO --- 1 AP29 81 958

4.0001

0.59

4328 RV-2