

First Mortgage on Real Estate

S. C.

MORTGAGE

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Doyle R. Peace

~~existing mortgage~~~~State of South Carolina~~

, (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(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy-Eight Thousand Two Hundred & No/100-- DOLLARS (\$ 78,200.00), 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

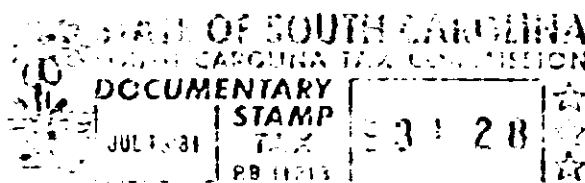
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable September 1, 2001.

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 ^{those} ~~that~~ pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being situate on the West side of Chestnut Street, and being known and designated as Lots 16, 18, 20 and Part 22, as shown on plat of property of W. B. McDowell, recorded in the RMC Office for Greenville County, S. C. in Plat Book "S", at Page 53, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the West side of Chestnut Street, corner of Lots 16 and 12; thence along rear line of Lots Nos. 10, 11 and 12, S. 81-45 W. 200 feet to an iron pin; thence N. 8-15 W. 200 feet to an iron pin, rear corner of Lot No. 24; thence with the line of Lots Nos. 22 and 24, N. 81-45 E. 100 feet to an iron pin; thence with the line of Lot No. 22, S. 8-15 E. 50 feet to an iron pin; thence with the line of Lot No. 20 and the eastern part of Lot No. 22, N. 81-45 E. 100 feet to an iron pin on Chestnut Street; thence S. 8-15 E. 150 feet to the point of beginning.

This is the same property conveyed to Marion F. Thompson and Doyle R. Peace by deed of Bankers Trust of S. C., recorded in the RMC Office for Greenville County, S. C. in Deed Book 1022, at Page 486, on August 8, 1975, and corrective deed recorded on July 28, 1976, in Deed Book 1040, at Page 384; subsequently, the said Marion F. Thompson, Jr. conveyed his one-half undivided interest in the subject property to Doyle R. Peace by deed dated September 27, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1112, at Page 581, on September 28, 1979.



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COMMERCIAL MORTGAGE

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