

First Mortgage on Real Estate GREENVILLE, S.C.

RECORDED 123 PM '87 MORTGAGE

STATE OF SOUTH CAROLINA EASLEY
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PRESTON H. MOORE, a _____ existing under the laws of the State of _____, (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 Forty-two Thousand Two Hundred and No/100

DOLLARS (\$ 42,200.00), 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 August 1, 1987 .

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 300 feet off the southern side of the New Easley Highway (U.S. Highway 123), in Greenville County, South Carolina, being the rear portion of Lots 2 and 3 on a plat of the Estate of J. P. Owings made by John C. Smith and J. Coke Smith dated January, 1952, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book X at Page 36, and having according to a plat of a survey for P. H. Moore made by Jones Engineering Service dated January 24, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the common line of Lots 1 & 2 (said iron pin being located S.4-40W. 300 feet from an iron pin on the southern side of the right of way of U.S. Highway 123 at the joint front corner of Lots 1 & 2), and running thence through Lots 2 & 3, N.85-20W. 480 feet to a point on the common line of Lots 3 & 4, at the southwesternmost rear corner of property owned by Mary M. Moore, thence along the line of Lot 4, S.4-40W. 917.1 feet to an iron pin; thence along the lines of property now or formerly owned by Hopkins, Ritchie and Murphy, N.68-50E. 533 feet to an iron pin at the rear corner of Lots 1 & 2, thence along the common line of said lots, N.4-40E. 687.9 feet to an iron pin, the BEGINNING corner.

ALSO, a right-of-way for purposes of ingress and egress in, over and through a strip 20 feet wide extending in a northerly and southerly direction between the above described property and U.S. Highway 123 over property owned by Mary M. Moore in Greenville County, South Carolina, being the front portion of Lot 3 on a plat of the property of the Estate of J. P. Owings made by John C. Smith and J. Coke Smith dated February, 1952, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book X at Page 36, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of the right-of-way of the Easley Bridge Road (U.S. Highway 123) at the northeasternmost corner of the property of Mary M. Moore (said iron pin being located S.85-20E. 120 feet from the joint front corner of Lots 3 & 4), and running thence S.4-40W. 300 feet to an iron pin at the corner of property owned by P. H. Moore described above; thence along the line of said property N.85-20W. 20 feet to a point; thence through property owned by Mary M. Moore, N.4-40E. 300 feet to a point on the southern side of the right-of-way of the Easley Bridge Road; thence along the southern side of the right-of-way of said Road, S.85-20E. 20 feet to the point of BEGINNING.

DERIVATION: The property above described is the same conveyed to P. H. Moore by deed of Paul B. Kohlbaugh recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 950 at Page 410, July 31, 1972.

2 JUL 22 1987 12:34 S.C. REC'D

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C. ON JUL 22 1987

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