

RECORDED

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MAR 9 9 1970

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JOSEPH A. THOMAS, (hereinafter referred to as Mortgagor) SENDS 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 Six Thousand Two Hundred and No/100ths----- DOLLARS (\$ 6,200.00 ), with interest thereon from date at the rate of six per centum per annum, 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, on March 1, 1970

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 County of Greenville, State of South Carolina, on the Southeastern side of Clemson Avenue, and being a portion of Lot 12, Section A, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 150 and 151, and as shown on a plat entitled "Property of Alice M. and H. H. Willis" made by W. J. Riddle, Surveyor, November, 1939, and recorded in Plat Book K at page 271. The within mortgaged premises have according to said plats and according to a more recent plat prepared by C. C. Jones dated February 16, 1955, entitled "Property of the Trustees of the First Pilgrim Church, Greenville, S. C." the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 11 and 12 on the Southeastern side of Clemson Avenue, and running thence S. 41-20 E. 418 feet to an iron pin, the joint rear corner of Lots 11 and 12; thence S. 35-30 W. 25.7 feet to an iron pin; thence N. 41-20 W. 424 feet to an iron pin on the Southeastern side of Clemson Avenue; thence along the Southeastern side of Clemson Avenue N. 48-40 E. 25 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of Elva V. Eskew dated March 4, 1955, and recorded in the R.M.C. Office for Greenville County, S. C.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Clemson Avenue, and being a portion of Lot 11, Section A, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 150 and 151, and as shown on a plat entitled "Property of Alice M. and H. H. Willis" made by W. J. Riddle, Surveyor, November, 1939, and recorded in said R.M.C. Office in Plat Book K at page 271. The within mortgaged premises have according to said plats and according to a more recent plat prepared by C.C. Jones dated February 16, 1955, entitled "Property of the Trustees of the First Pilgrim Church, Greenville, S. C." the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Clemson Avenue at the joint front corner of Lots 11 and 12, and running thence S. 41-20 E. 418 feet to an iron pin, the joint rear corner of Lots 11 and 12; thence N. 35-05 E. 35.9 feet to an iron pin; thence N. 41-20 W. 399.3 feet to an iron pin on the Southeastern side of Clemson Avenue; thence along the Southeastern side of Clemson Avenue, S. 48-40 W. 35 feet to the beginning corner.

*Paul Patrick and Joseph A. Thomas*  
*Caroline Federal Savings and Loan Assoc.*  
*Greenville, S.C.*  
*W. J. Riddle*  
*Surveyor*  
*Nov 1939*  
*1970*  
*1955*