

First Mortgage on Real Estate

MORTGAGE OCT 25 9 01 AM 1955

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, ARTHUR BLACK, (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 One Thousand Two Hundred and No/100ths ----- DOLLARS (\$ 1,200.00), with interest thereon from date at the rate of six (6%) 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, November 1, 1960,

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 Greenville County, State of South Carolina, on the Southeast side of Spartanburg Street (formerly known as Old Spartanburg Road), and having the following metes and bounds, to-wit:

BEGINNING at a point on Spartanburg Street (formerly known as Old Spartanburg Road) 110 feet from the property designated as Love property, joint corner of lot of Julia Benson, and running thence with the Benson line, S. 32-21 E. 205 feet to an iron pin; thence N. 51-45 E. 40 feet to an iron pin; thence N. 32-21 W. 205 feet to an iron pin on Spartanburg Street (formerly known as Old Spartanburg Road); thence with said Street S. 51-45 W. 40 feet to the point of beginning.

This is a portion of the property conveyed to Arthur Black and Julia Benson by Earl Dillard by his deed dated January 14, 1949, and recorded in the R. M. C. Office for Greenville County in Deed Volume 370 at page 377. Julia Benson conveyed her one-half undivided interest to the mortgaged premises herein to Arthur Black by her deed dated April 23, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Volume 455 at page 273.