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First Mortgage on Real Estate

MORTGAGEOLLIE FARNOWORTH
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, W. E. TEAGUE AND SARA C. TEAGUE,

(hereinafter referred to as Mortgagor) SEND 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 and No/100ths** -----

DOLLARS (\$ 1,000.00), 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,

April 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 the County of Greenville, State of South Carolina, known and designated as Lot No. 54, Block C, of Oakvale Terrace Subdivision, according to a plat prepared by Pickell & Pickell, Engineers, dated March 7, 1946, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of an unnamed Street at the joint front corner of Lots Nos. 53 and 54, and running thence with the line of Lot No. 53 N. 18-30 E. 200 feet to an iron pin in the line of property now or formerly of L. F. Simpson, Jr.; thence with the line of Simpson S. 72-45 E. 100 feet to an iron pin, the joint rear corner of Lots Nos. 54 and 55; thence with the line of Lot No. 55 S. 18-30 W. 200 feet to an iron pin on the Northern side of an unnamed Street; thence with the Northern side of said unnamed Street N. 78-50 W. 50 feet to an iron pin; thence continuing along the Northern side of said unnamed Street N. 72-45 W. 50 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by Glens Falls Indemnity Company by deed dated February 6, 1956, and recorded in the R.M.C. Office for Greenville County in Deed Volume 547 at page 101.