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OLLIE FARNSWORTH
R. M. C.

BOOK 1133 PAGE 569

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. WALLACE MANN and

JUDITH B. MANN

(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 Sixteen Thousand Nine Hundred and No/100-----

DOLLARS (\$ 16,900.00) with interest thereon from date at the rate of seven and three-fourths (with the provision that the interest rate may be increased) 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, September 1, 1994.

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 on the Western side of Birchbark Drive in Greenville County, South Carolina, being shown and designated as Lot No. 23 on a Plat of Section 2, of PARKDALE, made by C. O. Riddle, RLS, dated May 25, 1965, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 121, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an Iron pin on the Western side of Birchbark Drive at the joint front corners of Lots Nos. 22 and 23, and running thence along the common line of said lots, S. 46-05 W., 100.6 feet to an iron pin; thence S. 87-17 W., 188.4 feet to an iron pin; thence along the line of Lot No. 20, N. 21-30 W., 127.9 feet to a point on the line of property now or formerly owned by Milton A. Burdine; thence along the line of said property, N. 65-42 E., 279.4 feet to an iron pin on Birchbark Drive; thence with the curve of the cul de sac of Birchbark Drive, the chord of which is S. 27-02 W., 53.5 feet to an iron pin; thence continuing with the curve of the cul de sac of said Drive, the chord of which is S. 40-25 E., 57.4 feet to an iron pin; thence along the Western side of Birchbark Drive, S. 32-10 E., 75.2 feet to an iron pin, the beginning corner.