

FILED
GREENVILLE CO. S. C.

JUL 30 2 24 PM '70

OLLIE FARNSWORTH
R. H. C.

BOOK 1162 PAGE 76

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: John T. Spaar and Dorothy S. Spaar

(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 -----Twenty Two Thousand Nine Hundred and No/100-----

DOLLARS (\$22,900.00), with interest thereon as provided in said promissory note, 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, July 1, 1995

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 southern side of Stokes Road and being a portion of Tract 1 of Property of Lewis A. Stewart, plat prepared by Campbell and Clarkson dated August 12, 1966, and being designated as Tract 1 on plat of Property of Levis L. Gilstrap prepared by Campbell and Clarkson dated July 16, 1970 and having according to said last-mentioned plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Stokes Road at the joint corner of Lots 1 and 2 on said Stewart plat and running thence S. 27-11 W. 424.2 feet to an iron pin; thence N. 61-26 W. 140 feet to an iron pin; thence along the line of Lot 1-A on said Gilstrap plat N. 32-32 E. 263.5 feet to an iron pin; thence continuing along the line of Lot 1-A N. 10-00 E. 80 feet to an iron pin on the southern side of Stokes Road; thence along the southern side of Stokes Road N. 88-10 E. 124.3 feet to an iron pin and N. 81-45 E. 37.3 feet to the point of beginning.

The above plat of Levis L. Gilstrap recorded in the RMC Office for Greenville County in Plat Book 4-E, at Page 131.