

FILED
GREENVILLE, CO. S. C.

MAY 13 9 50 AM '71

BOOK 1190 PAGE 294

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: COTHRAN & DARBY BUILDERS, INC.

(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 Forty-Five Thousand and No/100 (\$45,000.00)

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of seven and one-half (7½%) 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, 1996

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 at the southeasterly intersection of Castleton Way and Stonehedge Drive near the City of Greenville, S. C., being known and designated as Lot No. 69 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the easterly side of Castleton Way said pin being the joint front corner of Lots 69 and 70 and running thence with the easterly side of Castleton Way N 3-49 W 115 feet to an iron pin at the intersection of Castleton Way and Stonehedge Drive; thence N 41-11 E 35.3 feet to an iron pin on the southeasterly side of Stonehedge Drive; thence with the southeasterly side of Stonehedge Drive N 86-11 E 136.4 feet to an iron pin; thence S 15-00 E 105.1 feet to an iron pin on the edge of lake; thence with the edge of lake the chord of which is S 11-16 W 37.9 feet to an iron pin, the joint rear corner of Lots 69 and 70; thence with the common line of said lots S 86-11 W 172.4 feet to an iron pin, the point of beginning.

For information only. see R. E. M. Book 1212 page 711.