

FILED
GREENVILLE CO. S. C.

OCT 9 2 39 PM '77

First Mortgage on Real Estate

ELIZABETH RIDDLE
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ISAAC COVIN & MARY

COVIN

(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 Ten Thousand and No/100-----

DOLLARS (\$ 10,000.00), 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, October 1, 1987.

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 Northeastern side of McDonald Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 24 on a Map of NORTH HILLS, made by Dalton & Neves, Engineers, dated April, 1925, revised May, 1927, and September, 1927, and recorded in the RMC Office for Greenville County, S. C., in Plat Book H, pages 90 and 91, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the Northeastern side of McDonald Street 54.9 feet North of the Northeastern corner of McDonald Street with Garreaux Street, and running thence with said side of McDonald Street, N. 19-30 E., 50 feet to an iron pin; thence along the line of Lot No. 25, S. 70-30 E., 165 feet to a point on the line of Lot No. 21; thence along the line of said lot, S. 19-30 W., 60 feet to a point on the line of Lot No. 22; thence with the line of Lots Nos. 22 and 23, N. 66-47 W., 165 feet to an iron pin, the beginning corner.