

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Eric Randall Pedersen and

Jere C. Pedersen

(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-five Thousand Six Hundred Fifty-----

DOLLARS (\$ 25,650.00), 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, December 1, 1998.

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 City of Greenville, County of Greenville, State of South Carolina, on the southern side of East Faris Road, being known and designated as a portion of Lot No. 16 and a portion of Lot No. 17 as shown on revised Plat of Block "G" of Kanatenah Subdivision, dated September 25, 1935, made by W. W. Carter and Associates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at page 288, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Faris Road, said iron pin being 34 feet from the joint front corners of Lots Nos. 15 and 16 and running thence with the southern side of East Faris Road, N. 63-35 E., 76 feet to an iron pin in the southern side of East Faris Road; thence a new line through Lot No. 17, S. 26-30 E., 160 feet to an iron pin in the line of Lot No. 3; thence with the common line of Lots Nos. 2, 3, 16 and 17, S. 63-38 W., 76 feet to an iron pin in the line of Lot No. 2; thence a new line through Lot No. 16, N. 26-30 W., 160 feet to the point of beginning. LESS, HOWEVER, that certain strip of land containing 34.2 square feet, more or less, conveyed by Jenkins L. Richardson to the City of Greenville, dated September 5, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 440 at page 398.