

Mortgagee's address:
P. O. Box 10148
Greenville, S.C. 29603

FILED
GREENVILLE CO. S. C.

BOOK 1389 PAGE 589

FEB 18 2 43 PM '77

BONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD W. MOLTEN, JR.

(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 Fifty-three Thousand Two Hundred and No/100-----

DOLLARS (\$ 53,200.00), 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, 2007

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~~

All those pieces, parcels or lots of land situate, lying and being on the Northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 4 and 5 on a plat entitled "Estate of W. C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-Y at page 23, and having, according to said plat, in the aggregate, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3 N. 26-56 E. 179.6 feet to an iron pin on the Southern side of a twenty foot alley; thence with the Southern side of said twenty foot alley S. 63-04 E. 140 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 S. 29-56 W. 183.2 feet to an iron pin on the Northern side of Ridgeland Avenue; thence with the Northern side of Ridgeland Avenue N. 60-33 W. 65 feet to an iron pin; thence continuing with the Northern side of Ridgeland Avenue N. 62-38 W. 65 feet to the point of beginning.

Together with all the right, title and interest, if any, of the Mortgagor in and to that portion of the said twenty foot alley which is adjacent to the premises herein conveyed.

This is the identical property conveyed to the Mortgagor herein by deed of The South Carolina National Bank, as Trustee, dated January 18, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1049 at page 890 on January 20, 1977.

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MORTGAGE

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