

First Mortgage on Real Estate

## MORTGAGE

10142  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Alan Ivester and

Virginia R. Ivester (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 Eighty Thousand and no/100 -----  
DOLLARS (\$ 80,000.00 ), 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,

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 State of South Carolina, County of Greenville, being known and designated as lots 134 and 135 as shown on plat entitled "Property of William Alan Ivester", prepared by Piedmont Engineers-Architects-Planners, dated June 16, 1977, and recorded in Plat Book 6F at Page 86, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Hammett Road at the joint front corner of lots 133 and 134 and running thence along the southeastern side of said road, N.41-27 E. 143.68 feet to an iron pin; thence continuing along the southeastern side of Hammett Road, N.40-43 E. 135.0 feet to an iron pin at the joint front corner of lots 135 and 136; thence running S.48-50 E. 229.60 feet to an iron pin; thence running along the rear line of lots 134 and 135, S.30-21 W. 297.58 feet to an iron pin at the joint rear corner of lots 133 and 134; thence running N.46-09 W. 285.23 to an iron pin on the southwestern side of Hammett Road, the point of BEGINNING.

The above property is the same conveyed to the Mortgagors by way of a deed from Blanch Eugenia Hudson, same as Blanche Eugenia Hudson, dated July 15, 1977 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1060 at Page 695 on July 15, 1977.

The above property is made specifically subject to Sections I, II, III, IV and VI of the restrictive covenants applicable to River Downs, recorded in Deed Book 1011 at Page 35. Said sections of said Restrictive Covenants are incorporated in the deed by reference and made a part hereof as though fully set forth; Section V "maintenance charges" is specifically excluded and is not imposed in the above described property.

2,500 12/77 KP

MORTGAGE

GCTO ----- SE. 7 78

709

3.00CI

4328 RV-2