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First Mortgage on Real Estate

OLLIE FARNSWORTH

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROY W. BOGGESS

(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/100ths -----

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of Five (5%)

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,

August 1, 1971,

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 Greenville County, State of South Carolina, being known and designated as Lot No. 173 of Oak Crest Subdivision as shown on a plat of said subdivision prepared by C. C. Jones & Associates, dated January, 1955, revised August, 1955, recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 130 and 131, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Lynhurst Drive, joint front corner Lots Nos. 172 and 173, and running thence with the line of Lot No. 172, N. 57-24 E. 154.6 feet to an iron pin, joint rear corner of Lots Nos. 171, 172, 173, and 174; thence with the line of Lot No. 174, S. 22-06 E. 111.6 feet to an iron pin on the Northwestern side of Florida Avenue; thence with the Northwestern side of Florida Avenue, S. 67-54 W. 125 feet to an iron pin; thence with the curve of the intersection of Florida Avenue and Lynhurst Drive, the chord of which is N. 67-54 W. 35.4 feet to an iron pin on the Eastern side of Lynhurst Drive; thence with the Eastern side of Lynhurst Drive, N. 23-48 W. 58 feet to the point of beginning.

This is the identical property conveyed by Brown, Inc. to the Mortgagor herein by deed dated December 10, 1955, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 547 at page 421.