

First Mortgage on Real Estate

MAR 2 2 14 PM 1966

MORTGAGE

ELLIE FARRINGTON  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JAMES E. BURGER,** (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 **Six Thousand Five Hundred and No/100ths** -----  
DOLLARS (\$ **6,500.00** ), with interest thereon from date at the rate of **six**  
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,  
**September 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, on the Northern side of Florida Avenue, being known and designated as a portion of Lot No. 107 of Section 2, Oak Crest Subdivision, and having according to a plat of said subdivision prepared by C. C. Jones and Associates, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at pages 130 and 131, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Florida Avenue, joint front corner of Lots 107 and 108, and running thence with the line of Lot 108 N. 12-51 W. 125 feet to an iron pin, joint rear corner of Lots Nos. 107, 108 and 109; thence a new line through Lot No. 107 S. 77-04 W. 77 feet, more or less, to a point in the line of Lot No. 106; thence with the line of Lot No. 106 S. 10-17 E. 125.2 feet, more or less, to an iron pin on the Northern side of Florida Avenue, joint front corner of Lots 106 and 107; thence with the Northern side of Florida Avenue N. 78-33 E. 80 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Brown, Inc. dated June 15, 1956, recorded in the R.M.C. Office for Greenville County in Deed Book 555 at page 64.