

First Mortgage on Real Estate

OCT 26 4 17 PM 1956

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

THE FARMERS' & MERCHANTS' R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER L. PICKELL, 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 Thousand and No/100ths** -----

DOLLARS (\$ 50,000.00), with interest thereon from date at the rate of **six** per centum per annum, **beginning December 1, 1956,** 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,

Six months from date,

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, Greenville County, State of South Carolina, and having according to a plat prepared by Pickell & Pickell, Engineers, dated January 23, 1956, entitled "Property of Walter L. Pickell, Jr.," recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 54, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Rutherford Street (U.S. Highway No. 25) and Croft Street and running thence with the Eastern side of Rutherford Street (U.S. Highway No. 25) N. 1-41 E. 138.8 feet to an iron pin; thence S. 85-39 E. 120 feet to an iron pin; thence S. 1-41 W. 138.6 feet to an iron pin on the Northern side of Croft Street; thence with the Northern side of Croft Street N. 85-39 W. 120 feet to the point of beginning.

The Northern portion of the above described premises is a portion of the property conveyed to the mortgagor herein by deed of Susie Coleman Langenback, dated April 6, 1954, and recorded in the R.M.C. Office for Greenville County in Deed Book 497 at page 238. The Southern portion of the above described premises is a portion of the property conveyed to the mortgagor herein and Miriam W. Pickell by deed of Beulah H. Seawell, dated February 3, 1951, and recorded in the R.M.C. Office for Greenville County in Deed Book 428 at page 279. Miriam W. Pickell conveyed her one-half interest in the premises to the mortgagor herein by deed dated May 31, 1956, and recorded in the R.M.C. Office for Greenville County in Deed Book 555 at page 439.

[Handwritten signatures and notes at the bottom of the page, including "Walter L. Pickell, Jr." and "The Farmers' & Merchants' R.M.C."]