

First Mortgage on Real Estate

JAN 10 12 19 PM 1961

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE ...
N. J.

TO ALL WHOM THESE PRESENTS MAY CONCERN: GERTIE H. SPENCER

(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 and No/100ths -----

DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of six (6%)----- 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,

February 1, 1976

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 Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 40 as shown on a plat prepared by C. C. Jones & Associates, Engineers, dated April, 1955, entitled "Sharon Park" and recorded in the R. M. C. Office for Greenville County in Plat Book EE at pages 130 and 175, and having according to said plats the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Derwood Lane at the joint front corner of Lots Nos. 39 and 40, and running thence with the line of Lot No. 39 S. 16-30 E. 231.6 feet to an iron pin on the subdivision property line; thence with the subdivision property line N. 89-49 E. 100 feet to the joint rear corner of Lot No. 40 and an unnumbered lot; thence with the line of said unnumbered lot N. 6-46 E. 237.1 feet to an iron pin on the Southern side of an unnamed street; thence with the Southern side of said unnamed street and following the curve thereof, the chord of which is N. 74-36 W., 47.3 feet to an iron pin; thence continuing with the Southern side of said unnamed street N. 63-41 W. 50 feet to an iron pin; thence with the curve of the intersection of said unnamed street and Derwood Lane, the chord of which is S. 82-14 W., 43.8 feet to an iron pin on the Southeastern side of Derwood Lane; thence with the Southeastern side of Derwood Lane and following the curve thereof, the chord of which is S. 49-37 W., 28.6 feet to an iron pin; thence continuing with the Southeastern side of Derwood Lane and following the curve thereof, the chord of which is S. 57-45 W., 45 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Leslie & Shaw, Inc., dated January 10, 1961, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.