

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES L.R. CORDELL

(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 **Eight Thousand Five Hundred and No/100ths-----**
DOLLARS (\$ 8,500.00), 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,
December 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 on the Southern side of Sevier Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 10 as shown on a plat of the M.C. Green Property, prepared by R.W. Dalton, dated July, 1944, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book O at page 119, and in Plat Book W at page 5, and having according to said plats the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Sevier Street, which iron pin is located 110 feet in a Southeasterly direction from the Southeastern corner of the intersection of Sevier Street and Chandler Street at the joint front corner of Lots Nos. 9 and 10; and running thence with the line of Lot No. 9 S. 7-47 W. 262.5 feet to an iron pin; thence S. 70-40 E. 112.25 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the line of Lot No. 11 N. 7-47 E. 285 feet to an iron pin on the Southern side of Sevier Street; thence with the Southern side of Sevier Street N. 82-13 W. 110 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Annie Henry Summey, dated June 28, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 414 at page 171.