

BUC. 874 PAGE 433
FILED
GREENVILLE CO. S. C.
NOV 17 2 59 PM 1961
OLLIE FARRINGTON
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HERBERT E. RUDD AND JACK E. SHAW

(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 **Thirteen Thousand and No/100ths**-----
DOLLARS (\$13,000.00) 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,
April 1, 1982

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 near the City of Greenville, in Chick Springs Township, Greenville County, South Carolina, being known and designated as Lot No. 144 as shown on a plat prepared by J. C. Mac Richardson, R.L.S., dated May, 1960 entitled "Final Plat, Section Three, Orchard Acres" recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 143 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Northway Drive at the joint front corner of Lots Nos. 144 and 145 and running thence with the line of Lot No. 145 N. 1-13/4 W. 154.4 feet to an iron pin in the rear line of Lot No. 219; thence with the rear line of Lot No. 219 S. 86-39 W. 90.1 feet to an iron pin in the rear line of Lot No. 60; thence with the rear line of Lots Nos. 60 and 59 S. 1-13 E. 156.2 feet to an iron pin on the Northern side of Northway Drive; thence with the Northern side of Northway Drive N. 85-47 E. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Greenville Land Co., Inc. dated October 31, 1961 and to be recorded herewith in the R.M.C. Office for Greenville County.