

FILED
GREENVILLE CO. S. C.

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First Mortgage on Real Estate

MAR 28 4 42 PM 1962

MORTGAGE
OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JAMES ANSEL WILSON, JR. AND
CAROLYN B. WILSON**

(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 **Nine Thousand Seven Hundred Fifty and No/100ths** DOLLARS (\$ **9,750.00**), 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, 1987

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 and 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, situated, lying and being on the Southern side of Ridge Spring Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 73A as shown on a plat of Orchard Acres, Section Two, prepared by J. Mac Richardson, dated December, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM at page 147, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Ridge Spring Street at the joint corner of Lots Nos. 73 and 73A, and running thence with the line of Lots Nos. 73 and 74 S. 9-22 E. 192.2 feet to an iron pin in the line of Lot No. 75; thence with the line of Lot No. 75 S. 75-32 W. 17.5 feet to an iron pin in the line of Lot No. 87; thence with the line of Lot No. 87 N. 72-48 W. 67.2 feet to an iron pin; thence with the line of Lot No. 88 N. 9-22 W. 165 feet to an iron pin on the Southern side of Ridge Spring Street; thence with the Southern side of Ridge Spring Street N. 81-48 E. 80 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of C. Spencer Willingham, dated March 27, 1962, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.