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BOOK 1063 PAGE 562

First Mortgage on Real Estate

OLLIE FARRISWORTH
R. M. O.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
FRANCIS REALTY, INC.

(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 Forty-five Thousand and No/100 (\$45,000.00)

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of six and one-half 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, November 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 in the City of Greenville, County of Greenville, State of South Carolina on the southeastern side of Wade Hampton Boulevard (U. S. Highway No. 29) and being more particularly described as follows according to a plat entitled "Property of Francis Realty, Inc." made by Dalton & Neves, Engineers, dated August, 1966.

Beginning at an iron pin on the southeastern side of Wade Hampton Boulevard (U. S. Highway No. 29), said point being 174.8 feet southwest from the intersection of Dupont Drive and Wade Hampton Boulevard (U. S. Highway No. 29) and running thence along the southeastern side of Wade Hampton Boulevard (U.S. Highway No. 29) S. 45-41 W. 150 feet to an iron pin; thence with the line of property now or formerly of Patrick & Timmons S. 41-50 E. 97.43 feet to an iron pin; thence N. 44-48 E. 85 feet to an iron pin on the eastern side of Gay Street; thence with the eastern side of Gay Street S. 41-50 E. 76 feet to an iron pin; thence N. 44-48 E. 65 feet to an iron pin; thence N. 41-50 W. 4.8 feet to an iron pin; thence N. 46-31 E. 217.8 feet to an iron pin on the southwestern side of Dupont Drive, said point being 176.2 feet from the intersection of Dupont Drive and Wade Hampton Boulevard (U.S. Highway No. 29); thence with the southwestern side of Dupont Drive N. 68-48 W. 22.1 feet to an iron pin; thence with the line of property now or formerly of Patrick & Timmons S. 46-31 W. 207.3 feet to an iron pin; thence still with the line of property of Patrick & Timmons N. 41-50 W. 150 feet to an iron pin on the southeastern side of Wade Hampton Boulevard (U.S. Highway No. 29), the point of beginning.

For Modification of Loan/Plat Agreement. See Rem Book 1427 pg. 269