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BOOK 1076 PAGE 232

OLLIE F. BOWEN  
RECORDS

First Mortgage on Real Estate

**MORTGAGE**STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold A. Burns and Dora O. Burns ----- (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 Seven Hundred Seventy-five and No/100 ----- DOLLARS (\$ 13,775.00 -----), with interest thereon from date at the rate of Six and Three-fourths 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, 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 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 western side of Texas Avenue and on the northern side of Florida Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 195 of a subdivision known as Section 2, Oak-Crest, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book GG at Pages 130 and 131 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Florida Avenue at the joint corner of Lots Nos. 195 and 211 and thence with the northern side of said avenue N. 73-56 E., 35 feet to an iron pin; thence continuing with said avenue N. 69-52 E., 100 feet to an iron pin at the curve of the intersection of Florida Avenue and Texas Avenue; thence with said curve in a northeastern direction approximately 37 feet to an iron pin on the western side of Texas Avenue; running thence with the western side of said avenue N. 14-50 W., 47.2 feet; running thence N. 13-34 W., 28.3 feet to an iron pin at the corner of Lot No. 196; running thence S. 78-51 W., 156.9 feet to an iron pin; running thence S. 12-50 E., 121.2 feet to an iron pin, point of beginning.