

1995 77

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: POINSETT HOME BUILDERS, 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 Five Thousand and no/100-----

DOLLARS (\$ 5,000.00 ), with interest thereon as provided in said promissory note, 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, March 1, 1995.

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 Gantt Township, Greenville County, State of South Carolina, being known and designated as Lots No. 63 and 64, Section "A" of Englewood Estates as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "Y", at Page 140 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Englewood Drive at the joint corner of Lots No. 63 and 65 and running thence along Englewood Drive S. 87-30 E., 124.7 feet to an iron pin at the northwestern corner of the intersection of Englewood Drive and Fairfield Road; thence around said corner and following the curvature thereof, the chord being N. 51-02 E., 43.3 feet to an iron pin on the western side of Fairfield Road; thence along Fairfield Road N. 17-02 E., 52.7 feet to an iron pin at the joint corner of Lots Nos. 63 and 64; thence still with Fairfield Road N. 17-92 E., 77.7 feet to an iron pin; thence N. 87-30 W., 198 feet to an iron pin at the joint corner of Lots No. 64 and 65; thence along the line of Lot No. 65 S. 2-30 W., 150 feet to the beginning corner.



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