

1007-333

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, P. H. MOORE AND MARY M. MOORE

(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 Two Thousand, Two Hundred and No/100 -----
DOLLARS (\$ 42,200.00), 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, April 1, 1985,

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 300 feet off the southern side of the New Easley Highway(U.S. Hwy.No.123), in Greenville County, South Carolina, being the rear portion of Lots 2 and 3 on a plat of the Estate of J. P. Owings made by John C. Smith and J. Coke Smith dated January 1952, recorded in the RMC Office for Greenville County, S.C. in Plat Book X, page 36, and having according to a plat of a survey for P. H. Moore made by Jones Engineering Service dated January 24, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the common line of Lots 1 and 2(said iron pin being located S. 4-40 W., 300 feet from an iron pin on the southern side of the right of way of U. S. Highway No. 123, at the joint front corner of Lots Nos. 1 and 2), and running thence through Lots 2 and 3, N. 85-20 W., 480 feet to a point on the common lines of Lots 3 and 4, at the southwesternmost rear corner of property owned by Mary M. Moore; thence along the line of Lot 4, S. 4-40 W., 917.1 feet to an iron pin; thence along the lines of property now or formerly owned by Hopkins, Ritchie, and Murphy, N. 68-50 E., 533 feet to an iron pin at the rear corner of Lots 1 and 2; thence along the common line of said lots, N.4-40 E., 687.9 feet to an iron pin, the BEGINNING corner.

ALSO: a right-of-way for the purposes of ingress and egress in, over and through a strip 20-feet wide extending in a northerly and southerly direction between the above described property and U. S. Highway No. 123 over property owned by Mary M. Moore in Greenville County, South Carolina, being the front portion of Lot 3 on a plat of the property of the Estate of J. P. Owings made by John C. Smith and J. Coke Smith dated February 1952 recorded in the RMC Office for Greenville County, S. C. in Plat X, page 36 and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of the right-of-way of the Easley Bridge Road(U. S. Highway No. 123), at the northeasternmost corner of the property of Mary M. Moore(said iron pin being located S. 85-20 E., 120 feet from the joint front corner of

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(continued on reverse side)

MORTGAGE

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