

FILED
GREENVILLE CO. S. C.

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BY 7 2 40 P.M.

DONNIE S. TANKERSLEY
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JIM MCGAUGHY, 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 --THIRTY-SIX THOUSAND, EIGHT HUNDRED & NO/100-----
DOLLARS (\$ 36,800.00), 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,

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 81, DEVENGER PLACE, Section 1, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 79, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the eastern side of Longstreet Drive, joint front corner of Lots 80 and 81; thence running with the joint line of said lots, N. 48-35 E. 150 feet to an iron pin, joint rear of said lots; thence with the rear of Lot 81, S. 41-25 E., 30 feet to an iron pin, joint rear of Lots 81, 82 and 52; thence running with the joint line of Lots 81 and 82, S. 12-50 W. 162.4 feet to an iron pin in the eastern side of Longstreet Drive, joint front of said lots; thence with the eastern side of Longstreet Drive, N. 54-33 W. 80 feet to an iron pin; thence still with Longstreet Drive, N. 41-25 W., 47 feet to an iron pin, point and place of beginning.



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