

FILED  
GREENVILLE CO. S. C.

1399 011608

Mortgagee's Mailing Address: Post Office Box 10148, Greenville, South Carolina 29603

DONNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John A. Bolen, 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, Four Hundred and No/100-----

DOLLARS (\$ 36,400.00 ), 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 116 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated October 18, 1975, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D at Page 95, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Bunker Hill Road, joint front corner of lots 115 and 116 and running thence with the joint line of said lots S. 32-10 E. 153.38 feet to an iron pin in the line of lot 129, and continuing with the line of lot 128 N. 61-00 E. 84 feet to an iron pin in the joint rear corner of lots 116 and 117; thence with the joint line of said lots N. 29-56 W. 15.59 feet to an iron pin on the Southeastern side of Bunker Hill Road; thence with said road S. 49-27 W. 90 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of J. A. Bolen, as Trustee for James W. Vaughn and J. A. Bolen, and College Properties, Inc., trading as Batesville Property Associates, a joint venture, of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
14.56  
PA. 11212

0606

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