

FILED
GREENVILLE CO. S. C.

BOOK 1200 PAGE 631

JUL 30 3 51 PM '71

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GERALD THOMAS CAVAN and
BETTY HOOD CAVAN (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-TWO THOUSAND NINE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 32,900.00), 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,

August 1, 1996.

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 known as Lot No. 12 of the Wilkins-Cagle property, according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "F", page 251 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the north side of East Prentiss Avenue, joint corner of Lots Nos. 11 and 12, and running thence along the joint line of Lots Nos. 11 and 12, N. 38 E. 155.5 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence along the rear line of Lot No. 12, N. 59-02 W. 55 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence along the joint line of Lots Nos. 12 and 13, S. 42 W. 140 feet to an iron pin on the north side of East Prentiss Avenue; thence along the north side of East Prentiss Avenue, S. 44-02 E. 65 feet to the point of beginning.

ALSO: All that other piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, known as a portion of Lot No. 11 of the Wilkins-Cagle property, according to plat recorded in the Office of the R. M. C. for Greenville County in Plat Book "F", page 251, having the following metes and bounds:

BEGINNING at an iron pin on the north side of East Prentiss Avenue, joint corner of Lots Nos. 11 and 12, and running thence N. 38 E. 155.5 feet to the rear line of Lot No. 4; thence along the rear line of Lot No. 4, S. 59-02 E. 52 feet to a point, said point being approximately 5 feet from the line of Lot No. 10; thence S. 34-58 W. 162 feet, more or less, to a point on the north side of East Prentiss Avenue; thence with East Prentiss Avenue, N. 52-58 W. 60 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Julia S. McManus and M. McManus, dated June 26, 1971, and recorded in the R. M. C. Office for Greenville County in Deed Book 921 at page 439.