

FILED
GREENVILLE CO. S. C.
NOV 5 3 15 PM '73
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1294 PAGE 583

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jim Williams, 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 SIXTY THREE THOUSAND AND NO/100-----

DOLLARS (\$ 63,000.00), 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,

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 County of Greenville, State of South Carolina, known and designated as Lot No. 71, as shown on Plat of Avondale Forest, Section II, Plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 37, and having according to said Plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeasterly side of Pryor Road, which iron pin is the joint front corner of Lots 70 and 71 and running thence along the southeasterly side of Pryor Road N49-48E 90.0 feet to an iron pin; thence S40-45E 170.0 feet to an iron pin; thence S49-48W 90.0 feet to an iron pin; thence N40-45W 170.0 feet to an iron pin, the point of beginning.

ALSO, all that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of E. Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 39 on Plat entitled "Final Plat, Seven Oaks" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4R, Page 6, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeasterly side of E. Woodburn Drive, said pin being the joint front corner of Lots 38 and 39 and running thence with the common line of said lots N 59-31 E 149.9 feet to an iron pin,

SEE REMAINDER OF DESCRIPTION ON PAGE FOUR (4).

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