

FILED
GREENVILLE CO. S. C.

1924 PAGE 539

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CLERK S. TANDERSLEY
R.S.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Peter A. Balser and Louise K. Balser
(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-Seven Thousand Five Hundred and no/100-----
DOLLARS (\$ 47,500.00-----), 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

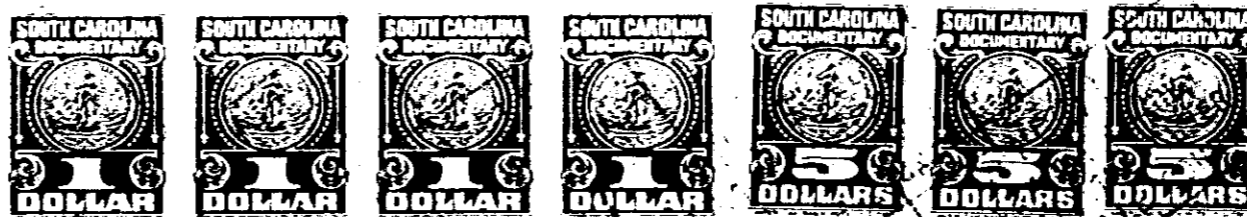
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 142 on plat of Dove Tree Subdivision recorded in Plat Book 4X at page 21, 22 and 23 and having the following courses and distances:

BEGINNING at an iron pin on the cul-de-sac of Peppertree Court, joint front corner of Lots Nos. 141 and 142, and running thence with said cul-de-sac, N. 33-56 E. 35 feet to an iron pin; thence N. 7-01 W. 35 feet to an iron pin; thence leaving Peppertree Court and running N. 50-20 E. 159.1 feet to an iron pin; thence S. 17-30 E. 161 feet to an iron pin; thence S. 52-46 W. 137.1 feet to an iron pin; joint rear corner of Lots 142 and 141; thence with the common line of said lots, N. 47-15 W. 105 feet to an iron pin on the cul-de-sac of Peppertree Court, the point of beginning.



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MORTGAGE

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