

FILED  
GREENVILLE CO. S. C.  
SEP 2 11 58 AM '76  
DONNIE S. TANNERSLEY  
R.M.C.

BOOK 1376 PAGE 976

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES E. SPEARMAN AND ROSALEE

SPEARMAN

(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 Four Thousand and No/100-----

DOLLARS (\$ 4,000.00 ), 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, September 1, 1981.

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 or near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 62, Section A, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C. on January 14, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book W, Pages 111-117, inclusive. According to said plat the within described property is also known as No. 2 First Street (Avenue). Said property having the following dimensions, to-wit: Fronting 82 feet on First Street and running back to a depth of 94.8 feet on one side, and running back to a depth of 72.2 feet on the other side and running 63 feet across the rear.

This is the same property conveyed to the mortgagors by deed of Ruth A. Riggins dated September 2, 1976, recorded September 2, 1976, in the Greenville County R.M.C. Office in Real Estate Deed Book 1042, Page 353.

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