

NOV 23 3 53 PM 1954

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID E. McCUEN, JR.

(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 Twenty Thousand and No/100ths - - - - - DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, 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, on September 1, 1965,

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, situated, lying and being in Butler Township, Greenville County, State of South Carolina, being known and designated as Tract No. 2, as shown on a plat of the property of Parkins Lake Development, prepared by Dalton & Neves, registered engineers, in January, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Parkins Mill Road, which iron pin is approximately 410 feet Northeast of the intersection of Cleveland Street Extension, and running thence S. 34-45 E. 1344.8 feet to an iron pin; thence N. 33-44 E. 658.4 feet to an iron pin; thence S. 64-35 W. 9.3 feet to an iron pin; thence N. 34-45 E. 1004 feet to an iron pin in the center of the Parkins Mill Road; thence continuing along the center of the said Parkins Mill Road, S. 64-35 W. 530.5 feet to an iron pin, the point of beginning.

ALSO:

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, designated as part of Tract No. 2, as shown on a plat of the property of Parkins Lake Development and also appearing on a plat entitled "Property of D. E. McCuen, Jr., Near Greenville, S. C.", made by Dalton & Neves, March, 1955, and having, according to said last-mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on joint side lines of Tracts Nos. 2 and 3, which iron pin is approximately 700 feet from center of Parkins Mills Road and running thence N. 64-35 E. 9.3 feet to an iron pin; thence N. 34-45 W. 700 feet to an iron pin in center of said road; thence S. 64-35 W. 9.3 feet to an iron pin also in said road; thence S. 34-45 E. 700 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of T. Frank Huguenin and John T. Douglas, dated February 1, 1954, and recorded in the R.M.C. Office for Greenville County in Deed Book 493 at page 232. A portion of Tract 2 was conveyed by the mortgagor herein to Thomas W. Miller by deed dated March 25, 1955, recorded in the R.M.C. Office for Greenville County in Deed Book 526 at page 60.

ALSO:

All that piece, parcel or lot of land in Butler Township, Greenville County