

651

First Mortgage on Real Estate

SEP 13 9 41 AM '58

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE W. STEPHENS, (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 One Thousand and No/100ths -----
DOLLARS (\$ 1,000.00), with interest thereon from date at the rate of six (6%)
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,
October 1, 1958,

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 on the North side of Eleventh Street, in Section No. 5 of Judson Mills Village, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 71, as shown on plat of Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book K, at pages 33 and 34, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Eleventh Street, joint corner of Lots Nos. 70 and 71, said pin also being 282 feet West from the Northwest corner of the intersection of Eleventh Street and Neubert Avenue; and running thence with the line of Lot No. 70, N. 1-55 W. 90 feet to an iron pin; thence with the rear line of Lot No. 46, S. 88-05 W. 70 feet to an iron pin; thence with the line of Lot No. 72, S. 1-55 E. 90 feet to an iron pin on the North side of Eleventh Street; thence with the North side of Eleventh Street N. 88-05 E. 70 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by Judson Mills by deed dated April 1, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Volume 221 at page 62.