

FEB 8 4 56 PM 1956

First Mortgage on Real Estate

MORTGAGE OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM I. BOUTON, (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 **Five Thousand and No/100ths** -----
DOLLARS (\$ 5,000.00), 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,
March 1, 1971,

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 **approximately 6 miles West of the City of Greenville, in Paris Mountain Township, County of Greenville, State of South Carolina, on Saluda River containing 2.03 acres, more or less, and being a portion of the old Hattie Cunningham Farm and being described according to a survey made by Dalton & Neves, Engineers, dated July, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book HH at page 163, the aforementioned premises having according to said plat the following metes and bounds:**

BEGINNING at an iron pin on the Eastern side of Saluda River at the corner of property of M. Nachman and running thence along the Eastern bank of said Saluda River S. 15-0 W. 117 feet; thence still along the Eastern bank S. 25-0 E. 108.5 feet to a point on the North Bank of Saluda River; thence along said North bank N. 75-30 E. 161 feet; thence S. 61-0 E. 253 feet to an iron pin at the corner of property of Anthony; thence along the Anthony line N. 21-50 E. 245 feet to a point on the Nachman property; thence along the Nachman line N. 82-15 W. 488 feet to an iron pin, the point of beginning, less a strip conveyed to Nachman by deed recorded in the R.M.C. Office for Greenville County in Deed Book 538 at page 447.

TOGETHER with such further easements, rights-of-way and privileges as were acquired by J. Milton Williams under all prior deeds and agreements, reference being made to the recorded deeds and agreement for a more particular statement of said rights, easements and privileges.

This is the identical property conveyed to the mortgagor herein by J. Milton Williams by deed dated February 7, 1956, and to be recorded in the R. M. C. Office for Greenville County, S.C.

[Faint, illegible text and markings at the bottom of the page, possibly a signature or stamp.]