

BOOK 671 PAGE 274

FILED  
GREENVILLE CO. S. C.

First Mortgage on Real Estate

**MORTGAGE**

MAR 13 2 40 PM 1956

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**CARL B. HOLLAND,**

(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 **six**  
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,  
**December 1, 1967,**

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 Southwestern side of Monaghan Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known as Lot No. 45 on plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December, 1941, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book M at page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Monaghan Avenue at the joint front corner of Lots Nos. 44 and 45, and running thence along the common lines of said lots S. 44-40 W. 246.7 feet to an iron pin, joint rear corner of Lots Nos. 42, 43, 44 and 45; thence along the rear line of Lots Nos. 42 and 41, N. 72-23 W. 203 feet to an iron pin in the line of Lot No. 40; thence along the common line of Lots Nos. 40 and 45, N. 7-52 E. 101.2 feet to an iron pin at the corner of Lot No. 40; thence N. 73-52 E. 288 feet to an iron pin on the Southwestern side of Monaghan Avenue; thence along the Southwestern side of Monaghan Avenue S. 49-0 E. 100.9 feet to an iron pin, the beginning corner,

This is the identical property conveyed to the mortgagor herein by G. L. Austin by deed dated January 5, 1956, and recorded in the R.M.C. Office for Greenville County in Deed Volume 542 at page 354.