

First Mortgage on Real Estate

MAY 3 11 33 AM 1968  
**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**DAVID G. TRAXLER** (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 **Six Thousand and No/100ths** -----  
DOLLARS (\$ **6,000.00** ), 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,  
**May 1, 1968,**

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 Chick Springs Township of Greenville County, South Carolina, near the City of Greenville, known and designated as Lot No. 95 on Rutherford Road as shown on a plat of Piedmont Estates made by Dalton and Neves, Engineers, which plat is on record in the R.M.C. Office for Greenville County in Plat Book M, at page 123, and having the following courses and distances:

BEGINNING at a point on Rutherford Road, joint corner of Lots Nos. 94 and 95 on said plat, and runs thence N. 32-12 W. 62.4 feet along said road to a point; thence with the common lines of Lots Nos. 95 and 96 S. 73-48 W. 195 feet to a point on a 20' alley, joint rear corner of the lots; thence along said alley S. 16-12 E. 60 feet to a point, joint rear corner of Lots Nos. 94 and 95; thence with the common line of these lots N. 73-48 E. 212.2 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by H. E. Greer and Cecil R. Greer by their deed dated March 13, 1956, and recorded in the R. M. C. Office for Greenville County in Deed Volume 549 at page 261.