First Mortgage on Real Estate

MORTGAGE

10 23 11 28 AM 1958

OLLIE FOR TORTH

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LUCY H. KING

(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-one Thousand and No/100ths------

DOLLARS (\$ 21,000.00), 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,

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 on the Eastern side of Augusta Street and on the Southern side of University Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designed as a portion of Lots Nos. 1 and 2, as shown on a plat prepared by R.E. Dalton, dated 1919, entitled "Property of W.D. Workman", recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book E at page 147, and having according to a more recent plat prepared by R.W. Dalton, dated July 22, 1953, entitled "Property of Lucy H. King" the following metes and bounds:

BEGINNING at a point at the Southern corner of the intersection of Augusta and University Streets, and running thence along the Eastern side of Augusta Street S. 34-12 W. 82.8 feet to a point in the center of a 13-inch brick wall; thence along a line through the center of said wall, and continuing in a projection thereof S. 52-22 E. 95 feet to an iron pin on the Eastern side of a 10 foot private alley; thence with the Eastern side of said alley N. 34-08 E. 78.9 feet to an iron pin on the Southern side of University Street; thence along the Southern side of University Street N. 50-00 W. 95.2 feet to the point of beginning.

The rear 10 feet of the lot hereinabove described is subject to the right of way of an alley as provided for in an agreement between Warren N. King and Lucy H. King and C.M. Gaffney, dated November 11, 1937, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 202 at page 119; and it is intended that this mortgage shall cover all rights and interests which the mortgagor has in and to said alley and the use thereof as mentioned in the said agreement referred to above.

This is the identical property conveyed to the mortgagor and her late husband, Warren N. King, by deed of C.M. Gaffney, dated November 8, 1937, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 200 at page 334; the undivided one-half interest of the said Warren N. King was devised to the mortgagor herein by his Last Will and Testament filed in the Office of the Probate Court for Greenville County in Apartment 580 in file 22.