

OCT 9 3 54 PM 1953

First Mortgage on Real Estate

GREENVILLE S. C.

MORTGAGE

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES P. HAMMOND and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
ELLA B. HAMMOND

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 Seven Thousand Five Hundred and No/100 - - - - - DOLLARS (\$7,500.00), 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, November 1, 1978

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, Greenville County, State of South Carolina, being known and designated as Lot No. 9 as shown on plat of "Pine Brook Extension" prepared by W. N. Willis, Engineer, June 1953 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book W at page 73 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Cardinal Drive at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot No. 8, S. 70-30 W. 140.5 feet to an iron pin in the line of property now or formerly of addition to Pinehurst; thence with the line of said property, N. 25-50 W. 84.2 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the line of Lot No. 10, N. 68-09 E. 140.4 feet to an iron pin on the Western side of Cardinal Drive; thence with the Western side of Cardinal Drive S. 25-50 E. 90 feet to the point of beginning.

ALSO all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 4, Section Das shown on a plat entitled "Addition to Pinehurst" prepared by W. N. Willis, Engineer, September 10, 1949 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book P at page 399 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of Lot No. 4 and running thence with the line of property referred to hereinabove, N. 25-58 W. 84.2 feet more or less to an iron pin; thence S. 68-09 W. 20 feet more or less to a point; thence S. 25-58 E. 84.2 feet more or less to a point on the Southern boundary of Lot No. 4; thence with the southern boundary of Lot No. 4, N. 64-33 E. 20 feet more or less to the point of beginning. This conveyance adds 20 feet to the rear of Lot No. 9 Cardinal Drive Pine Brook Extension as referred to hereinabove.

Handwritten notes and signatures at the bottom of the page, including "15\*", "7:24", "A", "20/11", and "1953".