

FILED
GREENVILLE CO. S. C.

JUL 17 10 20 AM 1959

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PALMETTO DEVELOPERS, INC. (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-three Thousand Five Hundred and No/100ths-----** DOLLARS (\$ 23,500.00), 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, **May 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 **Northeastern side of Artillery Road, Chick Springs Township, Greenville County, State of South Carolina**, and having according to a plat prepared by J. Mac Richardson, dated July 9, 1959, entitled "**Palmetto Developers, Inc.**", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book ss at page 189, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Artillery Road, which iron pin is located 175.82 feet in a Northwesterly direction from the Northeastern corner of the intersection of Super Highway U.S. No. 29 and Artillery Road, and running thence with the Northeastern side of Artillery Road N. 30-15 W. 46.67 feet to an iron pin; thence N. 59-45 E. 99.35 feet to an iron pin; thence S. 30-15 E. 46.67 feet to an iron pin; thence S. 59-45 E. 99.35 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Pearl M. Edwards, Mildred Edwards Bramlett and Mabel Edwards White, dated June 5, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 578 at page 100.