

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JIMMY NEVES SMITH

(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 Eight Thousand One Hundred and No/100ths-----  
DOLLARS (\$ 8,100.00 ) 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.

April 1, 1981

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.

tract  
All that piece, parcel of ~~xxx~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southern side of Berea Drive in Greenville Township, Greenville County, State of South Carolina, and having according to a plat prepared by Terry T. Dill, dated December 21, 1960, entitled "Plat of Lot of J.R. Smith and Vara N. Smith", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UU at page 169, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Berea Drive at the joint corner of the premises herein described and property now or formerly of J.R. Smith, and running thence with the Southern side of Berea Drive N. 84-33 E. 63 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of J.D. Watkins; thence with the line of the said Watkins property S. 39-30 E. 199.9 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Lela S. Hodgens; thence with the line of the said Hodgens property S. 52-39 W. 131 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of J.R. Smith; thence with the line of the said Smith property N. 20-15 W. 243.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of J.R. Smith and Vara N. Smith, dated December 17, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 665 at page 26.