

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELBERT PERALTA AND BERTHA PERALTA (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 Five Thousand Eight Hundred and No/100ths DOLLARS (\$ 5,800.00), with interest thereon from date at the rate of 5 1/2% 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. July 1, 1972.

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 or parcel of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the Northwestern corner of the intersection of Oak Street and Washington Loop near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 11 and 15 of Block B as shown on a plat prepared by N.O. McDowell, Jr. and Julian P. Moore, dated December, 1944, entitled "Washington Heights", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B at page 107, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northerly side of Washington Loop at the joint rear corner of Lots Nos. 13 and 14, and running thence with the line of Lots Nos. 11, 12 and 13 N. 28-03 W. 83.6 feet to an iron pin in the rear line of Lot No. 11; thence in an Easterly direction along the line of Lot No. 16 103 feet to an iron pin on the Western side of Oak Street; thence with the Western side of Oak Street S. 37-20 E. 40 feet to an iron pin at the joint front corner of Lots Nos. 14 and 15; thence with the curve of the intersection of Oak Street and Washington Loop 77 feet to an iron pin on the Northern side of Washington Loop; thence with the Northern side of Washington Loop S. 53-05 W. 54.3 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Lula Mae Foster, dated December 6, 1960, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

PAID, SATISFIED AND CANCELLED
Carolina Fed. Savings and Loan Association

W. R. Bray
Sudly Treas
July 24 1961
George D. Dunn

Ellie Parnsworth
July 24 1961