

First Mortgage on Real Estate

MORTGAGE

Jul 20 3 04 PM 1976

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. A. and Eula Tinsley (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 Six Thousand, Five Hundred, and No/100ths DOLLARS (\$6,500.00), 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,

August 1, 1976

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 at the southeastern corner of the intersection of East Earle Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 36 as shown on a plat prepared by J. N. Southern entitled, "Property of Mountain City Land and Improvement Company," recorded in the R.M.C. Office for Greenville County in Deed Book V V at page 543 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin at the southeastern corner of the intersection of East Earle and Elizabeth Street and running thence, with the southern side of East Earle Street S. 73 - E. 54½ feet to an iron pin at the joint front corner of Lots Nos. 35 and 36; thence, with the line of Lot No. 35, S. 17 - W. 206½ feet to an iron pin at the joint corner of Lots Nos. 13, 14, 35, and 36; thence, with the rear line of Lot No. 13 N. 73 - W. 54½ feet to an iron pin on the eastern side of Elizabeth Street; thence with the eastern side of Elizabeth Street, N. 17 - E. 206½ feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of H. B. Summey, dated April 12, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Book 672 at page 46.