

JAN 3 10 49 AM '62

OLLIE FARRNSWORTH  
R. M. C.

First Mortgage on Real Estate

**MORTGAGE**STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: JACK E. SHAW and LARRY G. SHAW

(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 Seven Thousand and No/100ths-----  
DOLLARS (\$ 7,000.00 ), 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,  
January 1, 1979

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 Northwestern side of Fairbanks Street (formerly Oak Street), near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of the 2.56 acre track as shown on a plat prepared by Dalton & Neves, Engineers, dated September, 1925, entitled "Property of Colonia Company, et al", recorded in the R.M.C. Office for Greenville County in Plat Book G at page 112 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Fairbanks Street 120 feet in a Southwesterly direction from Evergreen Street (formerly Douglas Avenue) at the corner of property now or formerly of A. G. McClain, et al, and running thence with the Northwestern side of Fairbanks Street S. 46-13 W. 73.8 feet to an iron pin at the corner of property now or formerly of J. T. Nix; thence with the line of said Nix property N. 44-02 W. 175 feet, more or less, to an iron pin; thence N. 46-13 E. 73.8 feet, more or less, to an iron pin in the line of the aforesaid McClain property; thence with the line of said McClain property S. 44-02 E. 175 feet, more or less, to the point of beginning.

This is a portion of property conveyed to the mortgagors herein by deed of A. L. Hardrick, dated June 22, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Book 676 at page 328.