

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VANDRY D. RAMSEUR, JR. (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 Three Dollars and 00/100

DOLLARS (\$ 3.00), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be paid as herein 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

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 Southern side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 5 and a portion of Lot No. 7 as shown on a plat of Marshall Forest, prepared by Dalton Reeves, dated October, 1928, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 133 and 134, and having according to a more recent plat prepared by R.E. Dalton, dated December 13, 1944, entitled "Property of Vandry D. Ramscur, Jr.", the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Riverside Drive, which iron pin is located 25 feet in a northeasterly direction from the Southeastern corner of the intersection of Riverside Drive and Sylvan Way and also being 34 feet in a northeasterly direction from the joint front corner of Lots Nos. 5 and 6 as shown on the first plat referred to hereinabove, and running thence with the Southern side of Riverside Drive N. 85-23 E. 120 feet to an iron pin in the front line of Lot No. 7; thence a new line through Lot No. 7 S. 45 E. 270 feet to an iron pin on the Northern side of a 33 foot street; thence with the Northern side of said street S. 63-23 W. 120 feet to an iron pin; thence a new line through Lot No. 6 S. 40 W. 270 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Cerda L. Prevost, dated March 23, 1944, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 289 at page 312.