

MORTGAGE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: **ALLEN J. MESSER**

(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 **Nine Thousand Five Hundred Forty and No/100ths-----** DOLLARS (\$ 9,540.00), 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,

February 1, 1989

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 near the City of Greenville, County of Greenville, State of South Carolina, lying on the northwestern side of Clemson Avenue, being known and designated as Lot No. 30 and the adjoining 30 feet of Lot No. 31 of a subdivision of the property of Greenville Land Co. as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at page 89, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Clemson Avenue at the joint front corner of Lots Nos. 29 and 30, and running thence with the line of said lots N. 56-40 W. 160 feet to an iron pin on the southeastern side of Trotter Street; thence with said street S. 33-20 W. 100 feet to an iron pin in the line of Lot No. 31; thence with a new line through Lot No. 31 S. 56-40 E. 160 feet to an iron pin on the northwestern side of Clemson Avenue; thence with Clemson Avenue N. 33-20 E. 100 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of W. N. Leslie, Inc. dated January 13, 1964, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.