

First Mortgage on Real Estate

BOOK 988 PAGE 429

FILED GREENVILLE CO. S.C.

MAR 12 11 43 AM 1980

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JAMES F. NICHOLS**

(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,

**April 1, 1980**

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 in the County of Greenville, State of South Carolina, on the Southeast corner of the intersection of Darlington Avenue (formerly known as Brockman Avenue ) with Gould Street, being shown and designated as Lot No. 25 on plat entitled "Property of Ethel Y. Perry Est." prepared by W. J. Riddle, dated September 1944, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book B, page 33, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeast corner of the intersection of Brockman Avenue (now known as Darlington Avenue) with Gould Street and running thence with the Southwest side of Gould Street S. 54 E. 100 feet to an iron pin at the corner of Lot No. 14; thence with the line of Lot No. 14 S. 49-20 W. 55 feet to an iron pin at the joint rear corner of Lot No. 24; thence with the line of Lot No. 24 N. 50-33 W. 102 feet to an iron pin on the Southeastern side of Brockman Avenue; thence with the Southeastern side of Brockman Avenue N. 53-30 E. 49.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Donald Good and Joan W. Good dated March 21, 1961 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 670, at page 474.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 69 PAGE 1824

RECORDED AND CANCELLED IN BOOK  
28th DAY OF Feb 1980  
AT 11:13 O'CLOCK A M. 25911