

FILED
GREENVILLE CO. S.C.
MAR 25 9 57 AM 1980

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANCIS REALTY, INC.

(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 **Eight Thousand Two Hundred and No/100ths-----**

DOLLARS (\$ 8,200.00), 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,

July 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 City of Greenville, County of Greenville, State of South Carolina, at the Northeast corner of the junction of Gay Street with Mt. Eustis Street and having according to plat entitled "Property of Francis Realty, Inc." dated May 1964, prepared by Dalton & Neves, the following metes and bounds:

BEGINNING at an iron pin on the Northeast corner at the junction of Gay Street with Mt. Eustis Street and running thence with the Northeastern side of Gay Street N. 41-50 W. 100 feet to an iron pin; thence N. 44-48 E. 65 feet to an iron pin; thence S. 41-50 E. 100 feet to an iron pin on the Northwest side of Mt. Eustis Street; thence with the Northwestern side of Mt. Eustis Street S. 44-48 W. 65 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Hazel M. Fort dated April 22, 1958 recorded in Deed Book 597 at page 482. The plat referred to above is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book III, at page 67.

SATISFIED AND CANCELLED OF RECORD

13th DAY OF March 1978
Denise S. Janney

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:58 O'CLOCK P. M. NO. 26751

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK SS PAGE 787