

FILED
GREENVILLE CO. S. C.

BOOK 1064 PAGE 36

JUL 19 4 12 PM 1967

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: LLOYD K. GARDNER and JUDITH G. GARDNER

(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 Seventeen Thousand and no/100-----

DOLLARS (\$ 17,000.00), with interest thereon from date at the rate of six and three-fourths 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, August 1, 1992

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 at the Northeasterly corner of the intersection of Lynchburg Drive and Tazewell Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Section Three, as shown on a plat entitled "Final Plat, Richmond Hills," prepared by Carolina Engineering and Surveying Company, dated April 20, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ at page 81, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northerly side of Tazewell Drive at the joint front corner of Lots Nos. 19 and 20, and running thence with the line of Lot No. 20 N. 54-37 E. 160 feet to an iron pin in the line of Lot No. 17; thence with the line of Lots Nos. 17 and 18 N. 35-23 W. 146 feet to an iron pin on the Easterly side of Lynchburg Drive; thence with the Easterly side of Lynchburg Drive S. 29-15 W. 152 feet to an iron pin; thence with the curve of the intersection of Lynchburg Drive and Tazewell Drive the chord of which is S. 3-04 E. 42.3 feet to an iron pin; thence with the Northerly side of Tazewell Drive S. 35-23 E. 45 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of J. Frank Williams, dated July 18, 1967, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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MORTGAGE