

FILED
GREENVILLE CO. S. C.

BOOK 1064 PAGE 259

First Mortgage on Real Estate

JUL 24 2 00 PM 1957

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: ARTISTIC BUILDERS, 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 Twenty-Three Thousand and No/100-----
DOLLARS (\$23,000.00-----), with interest thereon from date at the rate of six and three-fourths (6-3/4%) 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, December 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 in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 20, on plat of Section III, Wade Hampton Gardens, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "YY", at Page 179, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Holgate Drive at the joint front corner of Lots Nos. 20 and 21, and running thence with said Drive N. 74-33 E. 48.2 feet and N. 64-04 E. 61.8 feet to an iron pin at the joint front corner of Lots Nos. 19 and 20; running thence with the joint line of said lots S. 33-59 E. 146.5 feet to an iron pin; running thence S. 65-27 W. 140 feet to an iron pin; running thence N. 47-00 W. 30 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; running thence with the joint line of said lots N. 16-09 W. 124 feet to the point of BEGINNING.

12 JUL 24 1957
R.M.C. FOR GREENVILLE COUNTY, S. C.
12:11 O'CLOCK P.M. NO. 601

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 58 PAGE 12