

OCT 27 4 18 PM 1967

OLLIE FARNSWORTH
R.M.C.

BOOK 1074 PAGE 586



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

VARDRY D. RAMSEUR, SR.

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

One Hundred Fifty Thousand and No/100ths----- (\$150,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate therein specified in installments of One Thousand Seven Hundred Twenty-two and 38/100ths (\$1,722.38)

Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and having according to a plat prepared by Piedmont Engineering Service, dated January 5, 1960, entitled "Property of Vardry D. Ramseur, Sr.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA at page 113, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of the Airport Road and the right of way of the C. & W. C. Railroad, and running thence with the right of way of the C. & W. C. Railroad N. 55-34 W. 160.1 feet to an iron pin; thence N. 24-00 W. 982.1 feet to an iron pin in the line of property of Greenville Municipal Airport; thence with the line of property of Greenville Municipal Airport S. 88-00 E. 222.5 feet to an iron pin; thence continuing with the line of property of Greenville Municipal Airport and a new road S. 24-00 E. 1052.6 feet to an iron pin on the Northwestern side of Airport Road; thence with the Northwestern side of Airport Road S. 81-19 W. 120.4 feet to the point of beginning.

LESS, HOWEVER, the following described portion of the above described property: BEGINNING at a point on the Western side of a new road, said point being N. 24 W. 598 feet from the Northern side of Airport Road, and running thence S. 66 W. 200 feet to a point; thence N. 24 W. 165.5 feet to a point; thence N. 66 E. 200 feet to a point on the Western side of the new road; thence along the Western side of said new road S. 24 E. 165.5 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Charleston & Western Carolina Railway Company, dated January 18, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 430 at page 219, less the portion thereof conveyed by the mortgagor herein to Ramseur Fuel Oil Company by deed dated

*For Satisfaction Agreement to this Mortgagee see O.S.M. Book 1158 Page 34
For Reservation of Seave + Rentals see Deed Book 82 Page 452*

For Sale see R. & M. Book 197 Page 13

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 532

RECORDED AND INDEXED BY RECORDS
OCT 27 1967
GREENVILLE COUNTY, S. C.
AT GREENVILLE, S. C.