



# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

JOHNNY McCARTER

(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 Nineteen

Thousand and No/100----- (\$19,000.00-----)

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 Hundred Thirty-Four and 29/100----- (\$134.29-----)

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 --25-- 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~~ tract 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, containing 10 acres, more or less, and being shown and designated as Property of J. J. McCarter on plat of property entitled "Survey for Charles B. Thomas", prepared by Carolina Engineering & Surveying Co., 25 April 1968, and revised 24 February 1969, said tract lying on the southerly side of an unnamed road, and having, according to the revised plat, the following metes and bounds, to wit:

BEGINNING in the center line of an unnamed road, at the joint corner of property of Albert McCarter, said point being 624.4 feet west of the intersection of said unnamed road and Hammett Bridge Road, and running thence with property of Albert McCarter, S. 36-24 E. 1357 feet to a point; running thence S. 62-20 W. 342 feet to property of A. P. McCarter; running thence with the joint line of that property, N. 36-28 W. 1236.1 feet to the center line of said unnamed road; thence with the center line of said Road, N. 41-42 E. 205.4 feet to a point; thence continuing with the center line of said unnamed road, N. 45-08 E. 140 feet to the point of BEGINNING.

The within is the identical property conveyed to the mortgagor by deed of Albert McCarter and Paul McCarter, dated 10 February 1969, to be recorded herewith, and in said deed the unnamed road referred to in the above description is referred to as Davinger Road.