

FILED
GREENVILLE CO. S. C.

APR 18 4 51 PM '69

OLLIE FARNSWORTH

First Mortgage on Real Estate

BOOK 1123 PAGE 231

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEMPSEY CONSTRUCTION COMPANY, 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 Nine Thousand and No/100ths -----

DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of six and three-fourths (with the provision that the interest rate may be increased) 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, 1994

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 on the Northwestern side of Wilson Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 86 as shown on a plat of property of Eliza T. Looper, prepared by R. E. Dalton, dated December 1924, and having according to a more recent plat prepared by Campbell & Clarkson, dated February 26, 1969, entitled "Property of Dempsey Construction Co., Inc.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4A at page 185, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Wilson Street at the joint front corner of Lots Nos. 85 and 86, which iron pin is 100 feet in a Northeasterly direction from the Northeastern corner of the intersection of Wilson Street and Looper Street, and running thence with the line of Lot No. 85 N. 18-45 W. 160 feet to an iron pin; thence N. 71-15 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 86 and 87; thence with the line of Lot No. 87 S. 18-45 E. 160 feet to an iron pin on the Northwestern side of Wilson Street; thence with the Northwestern side of Wilson Street S. 71-15 W. 50 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of James B. Arrowood, dated February 7, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 863 at page 275.