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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1158 PAGE 151

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }-

TO ALL WHOM THESE PRESENTS MAY CONCERN: Blake P. Garrett, Sr., David H. Garrett, Blake P. Garrett, Jr., David Tobe Garrett, Stewart H. Garrett and Mason Y. Garrett (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 Seventy-Five Thousand and No/100-----

DOLLARS (\$ 75,000.00), with interest thereon as provided in said promissory note, 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, 1980

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 Northeastern corner of the intersection of S. C. Highway No. 418 with the Babbtown Road and on the Western side of the interchange of U. S. Highway No. 276 in Greenville County, South Carolina near the town of Fountain Inn, being shown and designated as 4.583 acres on a plat of the property of C. D. Armstrong, Sr., near Fountain Inn, S. C., made by C. O. Riddle surveyor dated February 1964, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of the intersection of S. C. Highway No. 418 with the Babbtown Road and running thence with the center of Babbtown Road, N. 6-28 W. 761.5 feet to an iron pin; thence turning and running N. 76-15 E. 536.9 feet to an iron pin on the Western side of the right-of-way of U. S. Highway No. 276; thence along the right-of-way of U. S. Highway No. 276 S. 1-07 E. 93.3 feet to an iron pin; thence along the Northern side of S. C. Highway No. 418 S. 34-57 W. 472.1 feet to an iron pin; thence continuing along said highway S. 32-11 W. 100 feet to an iron pin; thence continuing along said highway S. 26-18 W. 100 feet to an iron pin; thence continuing along said highway S. 20-56 W. 100 feet to an iron pin; thence continuing along said highway S. 13-49 W. 140.4 feet to an iron pin the beginning corner, being the same property conveyed to the Mortgagors herein by deed of C. D. Armstrong, Sr., recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 854, Page 182.

for Loan Modification Agreement & see P. 8 & 9 Book 1158 page 151