

FILED
GREENVILLE CO. S. C.

BOOK 1186 PAGE 67

APR 7 4 25 PM '71

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH-CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, GENERAL P. LEDBETTER

(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 EIGHT THOUSAND AND NO/100THS-----

DOLLARS (\$ 8,000.00), 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,
April 1, 1986

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 South side of Arlington Avenue in the City of Greenville, County and State aforesaid, and having the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Arlington Avenue, approximately 149 feet from the intersection of said Avenue with the Easterly side of Green Avenue, at corner of lot now or formerly owned by one Miller; thence with the line of said Arlington Avenue S. 72-30 E. 70 feet to joint corner of lot now or formerly of one Richey; thence S. 27-45 W. 130 feet to property now or formerly of one McGee; thence N. 72-30 W. 70 feet to an iron pin; thence N. 27-45 E. 140 feet to point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of John D. Burton of even date herewith and to be recorded in the R.M.C. Office for Greenville County, South Carolina.