

FILED
GREENVILLE, CO. S. C.

BOOK 1188 PAGE 350

APR 28 3 12 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: We, James W. Kennedy and

Frances H. Kennedy

(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 TWELVE THOUSAND and no/100 -----

DOLLARS (\$ 12,000.00), 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,

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 northerly side of Northwood Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, property of Furman C. Smith, et al, as per plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book X at Page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Northwood Avenue, joint front corner of Lots 17 and 19, which iron pin is 155.9 feet in a southeasterly direction from an iron pin in the northeastern intersection of Druid Street and Northwood Avenue, and running thence N. 8-23 E. 183.4 feet to an iron pin on the south side of Legare Street, joint rear corner of Lots 17 and 19; thence S. 55-28 E. 85 feet along the south side of Legare Street to an iron pin, joint rear corner of Lots 19 and a 25 foot lot known as Lot 9 of Stone Estates; thence S. 8-23 W. 183.1 feet to an iron pin in the line of said Lot 9 of Stone Estates and on the north side of Northwood Avenue; thence along the northerly side of Northwood Avenue, N. 55-43 W. 85 feet to an iron pin at the point of beginning.