

FILED
GREENVILLE CO. S. C.

BOOK 1194 PAGE 493

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OLLIE FARNSWORTH
R.M.C.

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard C. Rothfuss and

Beverly B. Rothfuss (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 Forty Five Thousand and No/100-----
DOLLARS (\$ 45,000.00-----), 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 southern side of Lake Fairfield Drive in Butler Township, Greenville County, South Carolina, being known and designated as Lot No. 89 on a plat of Section One of Lake Forest Subdivision, prepared by Piedmont Engineering Service, dated July, 1953, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book GG, Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lake Fairfield Drive, joint front corner of Lots No. 89 and 90, running thence S. 39-21 E. 234.1 feet to the high water line of Lake Fairfield; thence along the high water line of Lake Fairfield as the line, the traverse line of which is N. 62-44 E. 136.7 feet to the point where the joint line of Lots No. 88 and 89 intersects said high water line; thence N. 40-05 W. 265.5 feet to an iron pin on the southerly side of Lake Fairfield Drive; thence along said side of said drive S. 49-38 W. 130 feet to an iron pin, the point of beginning.