

GREENVILLE, S. C.

JUN 17 4 46 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1195 PAGE 280

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, ELIZABETH H. NEUBURGER AND

MARY ELLEN J. McELHENNEY (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 TWENTY-SEVEN THOUSAND AND NO/100THS-----

DOLLARS (\$27,000.00), 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,

June 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 Northwestern side of Duncan Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 5 as shown on a plat of a subdivision of the Estate of G. G. Wells, deceased, and having according to a more recent plat prepared by Piedmont Engineering Service, dated September, 1958, entitled "Survey for Hemcor - McElhenney Co.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PP at page 193, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Duncan Street, which iron pin is 166 feet, more or less, in a Northeasterly direction from the Northwestern corner of the intersection of Duncan Street and Hampton Avenue, and running thence N. 48-24 W. 179.3 feet to an iron pin; thence N. 27-22 E. 59.8 feet to an iron pin; thence S. 48-18 E. 177.3 feet to an iron pin on the Northwestern side of Duncan Street; thence with the Northwestern side of Duncan Street S. 25-38 W. 60 feet to the point of beginning.

This is the identical property conveyed to Trev A. Neuburger and Mary Ellen J. McElhenney by deed of Bessie G. Wells, dated September 30, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 607 at page 363. The undivided one-half interest in the premises of Trev A. Neuburger was conveyed to Elizabeth H. Neuburger by deed dated February 27, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 676 at page 39.