

1418 247

P. O. Box 10121  
Greenville, S. C. 29603

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COTHRAN & DARBY BUILDERS, INC.  
(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 Sixty Two Thousand and No/100 -----  
DOLLARS (\$ 62,000.00 ), 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,  
December 1, 1989

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 Southeast side of Cleveland Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot G, on plat of Professional Park on Cleveland 1977 Expansion No. 2, made by Campbell and Clarkson Surveyors, dated June 3, 1977, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P, at page 96, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Cleveland Court at the corner of Lots F & G and runs thence along the line of Lot F S. 57-54 E. 147 feet to an iron pin; thence N. 64-44 E. 59.1 feet to an iron pin; thence S. 28-19 E. 66.31 feet to an iron pin; thence N. 61-41 E. 30 feet to an iron pin; thence N. 28-19 W. 55 feet to an iron pin; thence S. 61-41 W. 25 feet to an iron pin; thence N. 30-36 W. 26.5 feet to an iron pin; thence S. 64-44 W. 45 feet to an iron pin; thence N. 57-54 W. 122.65 feet to an iron pin; thence N. 66-36 E. 36.4 feet to an iron pin; thence N. 57-54 W. 5 feet to an iron pin on the Southeast side of Cleveland Court; thence along Cleveland Court S. 66-36 W. 64.98 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Cleveland Court Partnership, a general partnership, which deed was recorded in the RMC Office for Greenville County, South Carolina, on July 29, 1977, in Deed Book 1061, page 459.

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MORTGAGE

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