

10/10/08 10:00 AM

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dewey M. Freeman III & Sandra K. Freeman (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-Four Thousand Five Hundred and No/100

DOLLARS (\$44,500.00), 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, January 1, 2008

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 eastern side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, being a portion of the land shown on plat of Marshall Forest Subdivision recorded in the Greenville County R.M.C. Office in Plat Book H, Page 133 and 134, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Riverside Drive, which iron pin is located at a point directly opposite the joint front corner of Lots No. 28 and 29 as shown on the above referred to recorded plat of Marshall Forest Subdivision, and running thence along with the curve of Riverside Drive; the chord of which is S. 83-26 W. 161.2 feet to a point on said curve; thence continuing along the curve of Riverside Drive, the chord of which is N. 46-27 W. 56.6 feet to an iron pin located on the eastern side of Riverside Drive; thence running N. 57-00 E. 175.9 feet along the line of property now or formerly owned by Hippensteel; thence continuing along the line of said Hippensteel property N. 70-15 E. 275.6 feet to an iron pin on the western bank of Reedy River; thence with the western bank of Reedy River 45 feet, more or less, to a point at the corner of property now or formerly owned by Martin; thence with the line of said Martin property S. 50-53 W. 309.2 feet to a point on the eastern side of Riverside Drive, being the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Thomas D. Walker and Bettye C. Walker of even date to be recorded herewith.

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MORTGAGE

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