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GREENVILLE, CO. S. C.  
JUN 2 4 26 PM '78  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1434 PAGE 149

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PHILLIP J. SMITH

(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-eight Thousand and No/100-----

DOLLARS (\$ 28,000.00 ), 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, 2003

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a tract containing 1.16 acres on Shady Lane, according to a plat entitled "Property of T. C. Threatt", made by Freeland and Associates, dated June 14, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book \_\_\_\_\_ at page \_\_\_\_\_, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Shady Lane, which point is 218 feet to Hudson Road and running thence S. 47-26 E. 254.13 feet to an iron pin at the corner of property now or formerly owned by Smith; thence with joint line of Smith property N. 34-03 W. 218.3 feet to an iron pin at the corner of property now or formerly of Morris Cunningham; thence with Cunningham line N. 55-58 E. 257.3 feet to a nail and cap in the center of Shady Lane; thence with the center of Shady Lane, S. 32-09 E. 180.68 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Threatt Enterprises, Inc., dated March 13, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1075 at page 204 on March 13, 1978.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
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MORTGAGE

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