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FILED
GREENVILLE CO. S. C.

BOOK 1400 PAGE 287

FOSTER & RICHARDSON

JAN 7 3 02 PM '77

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DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

26
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James D. Calnes, III (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 -----Ten Thousand Five Hundred and No/100-----
DOLLARS (\$ 10,500.00-----), 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, on June 1, 1982 with a balloon payment of \$6,300.00 due upon maturity of the note.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the proceeds of the note, 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 Northeasterly side of Rockwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 14 on plat of Meyers Park, Section 1, prepared by C. O. Riddle, Surveyor, dated September 1976, recorded in the R.C. Office for Greenville County, South Carolina in Plat Book 5 P, Page 53, and revised plat dated November 10, 1976, recorded in the R.C. Office for Greenville County, South Carolina in Plat Book 5 P, Page 56, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in a westerly direction on Rockwood Drive at the joint front corner of Lot Nos. 14 and 15 and running thence S 62-47 W, 128 feet to an iron pin being the joint front corner of Lot Nos. 13 and 14 and proceeding North along the line of Lot No. 13, N 13-06 W 189.82 feet to an iron pin to the rear line of Lot No. 12; thence along the same line 67.46 feet to an iron pin; thence along the rear line of Lot No. 14, S 82-02 E 120.21 feet to an iron pin; thence along southeastern line of Lot No. 14, S 16-50 E 183.29 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of HBA Properties, Inc, of even date, to be recorded herewith.

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DOCUMENTARY
STAMP
TAX
\$ 04.20

MORTGAG