

First Mortgage on Real Estate

MAR 14 12 54 PM 1956

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JOSEPH B. STEVENS,

(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 Six Thousand and No/100ths-----

DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of six (6%)

per centum per annum, 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 December 1, 1967,

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 near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Southerly portion of Lot No. 4 as shown on a plat of Brookwood Subdivision, prepared by Woodward Engineering Co., dated February, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book BB at Page 27 and being designated as Lot No. 4B as shown on a more recent plat prepared by Pickell & Pickell, Engineers, dated July 26, 1955, entitled "Property of Albert Taylor" and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Westerly side of Fairfield Road, joint front corner Lots Nos. 4 and 5 and running thence with the line of Lot No. 5 N. 58-16 W. 172.6 feet to an iron pin; thence with the rear line of Lot No. 91 N. 30-20 E. 53.5 feet to an iron pin, joint rear corner Lots Nos. 4A and 4B and running thence with the line of Lot 4A S. 72-29 E. 187.6 feet to an iron pin on the Westerly side of Fairfield Road; thence with the Westerly side of Fairfield Road S. 36-17 W. 99.8 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Albert Taylor, dated January 31, 1956, and recorded in the R. M. C. Office for Greenville County in Deed Book 544 at Page 277.