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FILED
GREENVILLE CO. S. C.

DEC 3 12-28 PM 1958

OLLIE FARNSWORTH
R. M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK E. SHAW AND HERBERT E. RUDD (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 Nine Thousand Eight Hundred and No/100ths---------- DOLLARS ($ 9,800.00), with interest thereon from date at the rate of six---------- 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, December 1, 1970

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 major western portion of Lot No. 28 as shown on a plat prepared by S. N. Willis, dated June, 1953, entitled "Pine Brook Extension" and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book W at page 73, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Runyon Drive at the joint front corner of Lots Nos. 28 and 29 and running thence with the line of Lot No. 29 S. 25-50 E. 141 feet to an iron pin in the line of Lot No. 31; thence with the line of Lot No. 31 N. 72-47 E. 82.4 feet to an iron pin; thence N. 15-0 W. 150 feet to an iron pin on the southern side of Runyon Drive; ~~XXXX