

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES H. FORTNER AND MARY E. FORTNER (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 Thirteen Thousand Eight Hundred and No/100ths----- DOLLARS (\$ 13,800.00), with interest thereon from date at the rate of six----- per centum per annum, said principal and interest to be paid as thereon 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. November 1, 1982

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, situated, lying and being, on the Northern side of Long Forest Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 24 as shown on a plat of Property of Nabors and Bridges, prepared by Dalton & Neves, dated July, 1945, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book O at page 195, and having according to a more recent plat prepared by Carolina Engineering and Surveying Co., dated May 23, 1955, entitled "Property of James H. Fortner and Mary E. Fortner", the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Long Forest Drive at the joint front corner of Lots Nos. 24 and 25, and running thence with the line of Lot No. 25 N. 27-03 W. 448.7 feet to an iron pin; thence due East 100 feet to an iron pin in the rear line of Lot No. 24; thence a new line through Lot No. 24 S. 28-04 E. 428.3 feet to an iron pin on the Northern side of Long Forest Drive; thence with the Northern side of Long Forest Drive S. 77-30 W. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of David W. Johnson, dated October 1, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 509 at page 291.

For Modification Agreement see R & F in Book 1199