

REGULATION NO. 22
COMPLIED WITH

FILED
GREENVILLE, CO. S. C.

BOOK 1262 PAGE 403

JAN 11 11 25 AM '73

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DEMPSEY REAL ESTATE CO., INC.

(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 Fourteen Thousand and No/100-----

DOLLARS (\$ 14,000.00), 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, March 1, 1998.

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 on the Western side of Penarth Street (also known as Noble Street) in Greenville County, South Carolina, being shown and designated as Lot No. 42 on a plat of the Property of William R. Timmons, Jr. made by C. O. Riddle dated June, 1959, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book MM, at page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Penarth Street at the joint front corners of Lots Nos. 41 and 42 and running thence with the western side of Penarth Street N. 2-50 E. 80 feet to a point at the joint front corners of Lots Nos. 42 and 43; thence with the common line of said lots N. 87-10 W. 175 feet to an iron pin at the joint rear corners of said lots; thence S. 2-50 W. 80 feet to an iron pin at the joint rear corners of Lots Nos. 41 and 42; thence with the common line of said lots S. 87-10 E. 175 feet to an iron pin, the beginning corner.

For Electronic Return to R. E. M. Bank 1275 Ave 539