

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. L. Lanford, Jr.

(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 Thirty-nine Thousand Two Hundred and No/100-----

DOLLARS (\$ 39,200.00), 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,

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 in the City of Mauldin, County of Greenville, State of South Carolina, on the western side of Pine Wood Drive, and being known and designated as Lot 48 of Pine Brook Forest Subdivision, Section 1, as shown on a plat thereof prepared by Robert R. Spearman and Charles K. Dunn, Surveyors, dated March 15, 1972, recorded in the RMC Office for Greenville County in Plat Book 4X at page 48, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Pine Wood Drive at the joint front corner of Lots 48 and 49, and running thence with the line of Lot 49, N. 69-51 W., 215 feet to an iron pin at the joint rear corner of Lots 48 and 49 on the rear line of Lot 34; thence with the rear line of Lots 34 and 35, N. 1-37 W., 160 feet to an iron pin at the joint rear corner of Lots 48 and 47; thence with the line of Lot 47, S. 86-24 E., 190.5 feet to an iron pin at the joint front corner of Lots 48 and 47 on the western side of Pine Wood Drive; thence with the western side of Pine Wood Drive, S. 9-27 E., 99 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed of Oak, Inc., dated February 7, 1977, recorded February 7, 1977 in the RMC Office for Greenville County in Deed Book 1050 at page 651.

The address of the Mortgagor is 22 Potomac Avenue, Greenville, SC 29605

The address of the Mortgagee is 500 E. Washington Street, P. O. Box 10148, Greenville, South Carolina 29603

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