

OLLIE FARNSWORTH
R.M.C.

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First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 14 9 59 AM 1957

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

HOYT WALTERS

(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 Two Thousand Eight Hundred and Fifty and no/100 ----- DOLLARS (\$2,850.00), 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,
January 1, 1969

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 Bates Township near Travelers Rest, County of Greenville, State of South Carolina, containing 5.62 acres, more or less, and having according to a plat prepared by Terry T. Dill, dated February 1954, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of a county road, on the line of property now or formerly of Roland McCreary and running thence along the line of the said McCreary property N. 40-00 W. 425.4 feet to an iron pin in the line of property now or formerly of L. H. Tankersley; thence along the line of the said Tankersley property, S. 60-38 W. 452 feet to an iron pin on the Western side of a proposed 40-foot road; thence S. 30-07 E. 200 feet to an iron pin; thence S. 32-07 E. 100 feet to an iron pin; thence S. 36-07 E. 100 feet to an iron pin; thence S. 40-07 E. 100 feet to an iron pin; thence S. 43-36 E. 91 feet to an iron pin on the Northwestern side of a county road; thence along the edge of said road N. 40-56 E. 498 feet to the point of beginning.

LESS: All that certain piece, parcel, or lots of land situate, lying and being in Bates Township, near Travelers Rest, County of Greenville, State of South Carolina, having according to a plat prepared by Terry T. Dill, dated January 21, 1956, entitled "Plat of Two Lots of Hoyt L. Walters," and recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 92, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Maple Drive at the Northwestern terminus of the said Maple Drive and running thence N. 60-38 E. 412 feet to an iron pin; thence S. 40-00 W. 100 feet to an iron pin; thence along the Northerly and Northwesterly side of Lake Shore Drive the following courses and distances: S. 62-00 W. 160 feet to an iron pin, S. 35-11 W. 110.7 feet to an iron pin, S. 23-20 W. 97.3 feet to an iron pin; thence S. 59-53 W. 90 feet to an iron pin on the Northeastern side of Maple Drive; thence with the Northeastern side of Maple Drive N. 30-07 W. 200 feet to the point of beginning.

(over)