

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HILDA M. CLARKE, (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 **Four Thousand and No/100ths** -----

DOLLARS (\$ **4,000.00**), 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,

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 Greenville Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 45 as shown on a plat of Overbrook Land Company prepared by H. O. Jones, Engineer, dated September 17, 1913, and being known and designated as Lot No. 1 as shown on a plat prepared by Pickell & Pickell, dated August 31, 1948, entitled "Property of J. O. Clark" and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book T at page 183, and having according to the last mentioned plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Overbrook Road at the joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lot No. 2 N. 15-26 W. 134.6 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 3 N. 71-10 E. 37.8 feet to an iron pin; thence S. 20-30 E. 135 feet to an iron pin on the Northern side of Overbrook Road; thence with the Northern side of Overbrook Road S. 71-56 W. 50 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor and J. O. Clarke by deed of Charles Pinkney Kuykendall and Fleeta May Kuykendall, dated May 14, 1948, recorded in the R.M.C. Office for Greenville County in Deed Book 346 at page 433. J. O. Clark conveyed his interest to the mortgagor herein by deed dated April 30, 1950, and recorded in the R.M.C. Office for Greenville County in Deed Book 419 at page 321.