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BOOK 748 PAGE 145

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OAKVALE ENTERPRISE a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Green- (hereinafter referred to as Mortgagor) SEND(S) GREETING: ville in the State of South Carolina.

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 Five Thousand Seven Hundred and No/100 - - - - -

DOLLARS (\$ 5,700.00), 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, March 1, 1970

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 at the Northeastern intersection of Davis Road and Oakvale Circle, Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 3 as shown on a plat prepared by J. C. Hill dated June 1, 1956 entitled "Re-Sub of Part of Oakvale Terrace" and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book LL at page 59 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Northeastern intersection of Davis Road and Oakvale Circle and running thence with the Eastern side of Oakvale Circle N. 3-30 E 86.7 feet to an iron pin at the joint front corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 86-30 E. 125 feet to an iron pin; thence S. 3-30 W. 75 feet to an iron pin on the Northern side of Davis Road; thence with the Northern side of Davis Road S. 87-30 W. 125.4 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of L. S. Flanagan dated February 9, 1953 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 472 at page 290, being a portion of Lot No. 50 as shown on a plat of Oakvale Terrace prepared by Pickell and Pickell, Engineers and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book M at page 151