

JUL 23 2 43 PM 1959

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDGAR W. TEASLEY (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 **Nine Thousand Four Hundred and No/100ths-----**

DOLLARS (\$ 9,400.00), 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,
July 1, 1971

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 Northeasterly side of Cool Brook Drive, near the City of Greenville, South Carolina, being shown as Lot No. 47 on the plat of Magnolia Acres as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, page 133, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Cool Brook Drive, joint front corner of Lots Nos. 46 and 47, and running thence along the common line of said lots N. 33-35 E. 98.1 feet to an iron pin, joint corner of Lots Nos. 45, 46 and 47; thence along the line of Lot No. 45 N. 00-15 E. 101.7 feet to an iron pin, corner of Lots Nos. 44, 45, 47 and 49; thence along the line of Lot No. 49 S. 83-33 W. 25.3 feet to an iron pin, joint corner of Lots Nos. 47, 48 and 49; thence along the common line of Lots Nos. 47 and 48 S. 42-15 W. 157 feet to an iron pin on Cool Brook Drive; thence along said Drive S. 49-50 E. 100 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Waco F. Childers, Jr., Trustee for C. Douglas Wilson, Inc. (formerly Douglas Wilson Realty Co.), Waco F. Childers, Jr. and Joe H. Long, dated July 9, 1959, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

PAID, DELETED AND CANCELLED
CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S. C.

W.E. Childers, Jr.
Joe H. Long