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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELLEN IDA CENTER, NOW BY
MARRIAGE ELLEN IDA BROWN (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 and one-half** 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,

May 1, 1975

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 Eastern side of Courtland Drive, Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 8 as shown on a plat of Highview Acres, prepared by Dalton & Neves, dated February, 1945, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 0 at page 123, and having according to a more recent plat prepared by C.C. Jones, dated April 11, 1963, entitled "Property of Ellen Ida Center", the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Courtland Drive, which iron pin is located 249 feet in a Southwesterly direction from the Southeastern corner of the intersection of Courtland Drive and Ruby Drive, and running thence with the line of property now or formerly of Jimmy L. Center S. 84-30 E. 175 feet to an iron pin; thence with the line of other property of the mortgagor herein S. 5-30 W. 75 feet to an iron pin; thence continuing with the line of other property of the mortgagor herein N. 84-30 W. 175 feet to an iron pin on the Eastern side of Courtland Drive; thence with the Eastern side of Courtland Drive N. 5-30 E. 75 feet to the point of beginning.

This is a portion of the property conveyed to Arthur Center by deed of R.K. Taylor, dated October 10, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 393 at page 327, and is a portion of the property devised to the mortgagor herein under the provisions of the Will of Arthur Center, who died testate on or about July 18, 1957 (See Apartment 668, File 20, Office of the Judge of Probate for Greenville County, South Carolina).