

SEP 26 9 32 AM 1968

BOOK 1104 PAGE 364

CLERK OF COURTH
GREENVILLE

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bates & Cannon, Inc. (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 **Thirteen Thousand Three Hundred and no/100-----** DOLLARS (\$ **13,300.00---**), with interest thereon from date at the rate of **six and three-fourths** 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,

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

All that lot of land in Greenville County, South Carolina, being shown as the major portion of Lot 61 of Property of William R. Timmons, Jr., on plat recorded in Plat Book XX at page 9, and more fully described as follows:

BEGINNING at an iron pin on the South-western side of Penarth Street located South 31-07 East 10 feet from the joint front corner of Lots 37 and 61 and running thence with the South-western side of Penarth Street, South 31-07 East 125 feet to a point; thence South 58-53 West 175 feet to a point; thence North 31-07 West 145.1 feet to a point in rear line of Lot 61; thence a new line through Lot 61, North 65-13 East 176 feet to the point of BEGINNING.