

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry G. Shaw Builder, 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 Seventeen Thousand Six Hundred and No/100 ----- DOLLARS (\$ 17,600.00 -----), 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, April 1, 1994 -----

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 northern side of Fairhaven Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a major portion of Lot No. 238 and a small portion of Lot No. 237 of a subdivision known as Orchard Acres, Section 4, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 115 and according to a more recent survey by Carolina Engineering and Surveying Co. dated November 5, 1968 has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 237 and 238 and running thence along a new line N. 1-10 E., 108 feet to an iron pin; running thence N. 13-36 W., 171.5 feet to an iron pin in the rear lot line of Lot No. 237; running thence N. 70-29 E., 22 feet to an iron pin at the old joint rear corner of Lots Nos. 237 and 238; running thence S. 86-01 E., 90.7 feet to an iron pin at the joint rear corner of Lots Nos. 238 and 239; running thence with the joint line of said lots S. 3-21 E., 271.2 feet to an iron pin on the northern side of Fairhaven Drive; running thence with the northern side of said drive S. 86-39 W., 90 feet to an iron pin, point of beginning.