

FILED
GREENVILLE CO. S. C.

JUN 11 2 31 PM '70

OLLIE FARNSWORTH
R. H. C.

BOOK 1157 PAGE 536

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROSA FAIR DOUGLAS

(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 SEVENTY-FIVE THOUSAND AND NO/100THS-----
DOLLARS (\$ 75,000.00), with interest thereon as provided in said promissory note, 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,

June 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 North side of U. S. Highway I-85, near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Tract 12 on plat of Parkins Lake Development, made by Dalton & Neves, Engineers, January 1954, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, page 39, and having according to a recent survey made by Dalton & Neves, April 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of U. S. Highway I-85 and the joint line of Tracts 11 and 12 and running thence along the line of Tract 11, N. 31-0 W. 337 feet to a point in the high water mark of Parkins Lake; thence with the high water mark of Parkins Lake, the traverse line being as follows: S. 9-28 E. 163 feet, S. 65-38 W. 35 feet, N. 31-19 W. 148 feet, N. 42-44 W. 118 feet, and N. 73-04 W. 280 feet to a point in the high water mark of said Parkins Lake; thence S. 57-09 W. 200 feet to an iron pin in line of property of Greater Greenville Sewer District Commission; thence along said property S. 31-22 E. 500 feet to an iron pin on the North edge of U. S. Highway I-85; thence with said highway N. 78-28 E. 254.5 feet; thence N. 11-32 W. 10 feet; thence still with said highway N. 78-28 E. 277 feet to the beginning corner and contains 5.23 acres.

This is a portion of that property conveyed to the mortgagor by deed of Jean Jones Hipp, dated June 12, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 600, at page 175.