

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.
MAY 4 29 PM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEMPSEY REAL ESTATE CO., 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 Forty-six thousand five Hundred and No/100-----

DOLLARS (\$ 46,500.00), with interest thereon from date at the rate of seven & 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, 9 months from date.

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 and Southern sides of Lockman Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 40, 79, 80, and 81, on a Plat of FORE ESTATES, dated March, 1952, prepared by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 61, reference to which is hereby craved for the metes and bounds thereof and being more particularly described by metes and bounds as follows:

LOT 40: Beginning at an iron pin on the Northern side of Lockman Drive at the joint front corners of Lots Nos. 40 and 41, and running thence along said side of Lockman Drive, N. 75-09 E., 100 feet to an iron pin; thence N. 14-51 W., along the line of Lot No. 39, 160 feet to an iron pin; thence S. 75-09 W., 100 feet to an iron pin; thence along the line of Lot No. 41, S. 14-51 W., 160 feet to an iron pin, the beginning corner.

LOTS NOS. 79, 80 and 81. Beginning at an iron pin on the Southern side of Lockman Drive at the joint front corners of Lots Nos. 81 and 82, and running thence along the said side of Lockman Drive, N. 75-09 E., 225 feet to an iron pin; thence along the line of Lot No. 78, S. 14-51 E., 341.8 feet to an iron pin; thence along the line of Lots Nos. 67, 68 and 69, S. 59-39 W., 233.46 feet to an iron pin; thence along the line of Lot No. 82, N. 14-51 W., 404.2 feet to an iron pin on Lockman Drive, the beginning corner.

THE Mortgagor reserves the right to have released from the lien of this mortgage in due form of law upon demand to the mortgagee of each of the above described four lots upon payment to the mortgagee of the sum of \$11,625.00 principal plus interest then and theretofore accrued on the note which this mortgage secures.

SATISFIED AND CANCELLED OF RECORD

5 DAY OF Nov 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:53 O'CLOCK A.M. NO. 12963

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 422

*for release lot 80 all R. E. M. Book 1207 page 604
for release lot 81 all R. E. M. Book 1207 page 605
for release lot 79 all R. E. M. Book 1207 page 606*