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GREENVILLE CO. S. C.
SEP 24 3 05 PM '71
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R. M. C.

BOOK 1207 PAGE 509

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, William H. McCauley, II, and Tessa Joan McCauley,

(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 Seven Thousand Five Hundred and No/100---------- DOLLARS ($ 7,500.00), 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,

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 tract of land in Grove Township, Greenville County, State of South Carolina, containing 3/10 of an acre, more or less, and being known as Tract No. 3 of the lands of William W. Bryson, according to a survey by W. C. Adkins, November 22, 1940, and having the following metes and bounds, to-wit:

BEGINNING at a stake on an un-named street at a point 4 chains and 25 links from the junction of said un-named street with U.S. Highway No. 29, running thence with un-named street, S. 30 W. 1 chain and 10 links to a stake; thence, S. 52 E. 3 chains and 33 links to a stake; thence, N. 30 E. 1 chain and 10 links; thence, N. 52 W. 3 chains and 33 links to the beginning corner.