

FILED  
GREENVILLE CO. S. C.

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BOOK 1212 PAGE 51

Ollie Farnsworth  
R. M. C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE RENTAL COMPANY,

A Limited Partnership ----- (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 Sixteen Thousand Four Hundred and No/100 ----- DOLLARS (\$ 16,400.00 ---- ), 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being shown and designated as Lot no. 52 on a plat of Magnolia Acres, recorded in Plat Book GG at page 133 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Fleetwood Drive at the joint front corner of Lot no. 72 and running thence with the line of Lot no. 72 N 21-10 W 112 feet to an iron pin; thence N 40-03 E 120.5 feet to an iron pin on the south side of Coolbrook Drive; thence with the south side of said Coolbrook Drive S 49-50 E 149 feet to an iron pin at the corner of Coolbrook Drive and Fleetwood Drive; thence with the curve of said corner the chord of which is S 2-0 W 39 feet to an iron pin on the north side of Fleetwood Drive; thence with the North side of said Fleetwood Drive S 66-16 W 52.6 feet S 68-50 W 109 feet to the beginning corner.

This is the same property conveyed to Mortgagor by deed recorded in Deed Book 925 at Page 590 in the RMC Office for Greenville County.