

FILED
GREENVILLE CO. S. C.

BOOK 1231 PAGE 593

MAY 3 4 35 PM '72

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:

DOT PROPERTIES, 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 THIRTY THOUSAND AND 00/100-----

DOLLARS (\$ 30,000.00), 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,

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 in Greenville Township, Greenville County, State aforesaid, in the City of Greenville, on the North side of West Earle Street, and being shown and delineated on Lot No. 20, Block 1, Page 5 of the City Block Book, and having the following metes and bounds, to-wit:

BEGINNING at a point on Earle Street, 136½ feet West from Main Street, and running thence N. 7 E. 228 feet to a stake; thence S. 71 E. 73 feet to a stake; thence in a straight line to a stake on West Earle Street at a point 75 feet from Main Street; thence N. 83 W. along Earle Street 61½ feet to the beginning corner.

ALSO, all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, at the intersection of Buncombe Street and Green Street as shown on plat of property of Dot Properties, Inc., by Carolina Surveying Company, dated May 2, 1972, recorded in the Office of the R.M.C. for Greenville County in Plat Book 4Q at Page 58 and having, according to said plat, the following metes and bounds:

BEGINNING at the spike at the Southeasterly intersection of the right-of-way of Green Street and Buncombe Street and running thence along the Southwesterly edge of the right-of-way of Buncombe Street, S. 57-11 E. 132 feet to an iron pin; thence S. 35-59 W. 154.8 feet to an iron pin on a ten-foot alley; thence along the Northeasterly edge of said ten-foot alley, N. 57-11 W. 132 feet to an iron pin on the Northeasterly edge of the right-of-way of Green Street; thence along the Northeasterly edge of the right-of-way of Green Street, N. 39-59 E. 154.8 feet to a spike, the point of BEGINNING.