

FILED
GREENVILLE, CO. S. C.

MAY 23 4 42 PM '72

OLLIE FARNSWORTH
R.H.C.

BOOK 1234 PAGE 257

First Mortgage on Real Estate

MORTGAGE

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 Twelve Thousand Eight Hundred and No/100-----

DOLLARS (\$ 12,800.00), 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, February 15, 1973.

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 Eastern side of Staunton Bridge Road in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 3 on a Plat of BEL AIRE ESTATES, dated May, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 19, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Staunton Bridge Road at the joint front corners of Lots Nos. 3 and 4, and running thence along the Eastern side of Staunton Bridge Road, N. 6-10 W., 52.5 feet to an iron pin; thence N. 39-40 E., 27.9 feet to an iron pin on Sangamo Drive; thence with Sangamo Drive, N. 85-30 E., 210 feet to an iron pin on the line of Lot No. 54; thence S. 4-30 E., 72.53 feet to an iron pin; thence S. 85-30 W., 227.8 feet to an iron pin on Staunton Bridge Road, the point of beginning.

Modified to show amount of debt. See R.C.M. Book 1234 page 148