

FILED
GREENVILLE CO. S. C.
JUL 28 3 36 PM '72
ELIZABETH RIDDLE
R.M.C.

BOOK 1242 PAGE 603

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul M. Carruthers and

Carlotta M. Carruthers (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 Fifty Seven Thousand and No/100-----

DOLLARS (\$57,000.00-----), 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, December 1, 1993

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 northeast side of Quail Hill Drive in the City of Greenville, County of Greenville, State of South Carolina being shown as Lot 35 on plat of Property of Sallie C. Huguenin, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, Page 53 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side Quail Hill Drive at the joint corner of Lots 34 and 35 and runs thence along the line of Lot 34 N. 43-47 E. 250 feet to an iron pin; thence N. 46-13 W. 150 feet to an iron pin; thence along the line of Lot 36 S. 43-47 W. 250 feet to an iron pin on the northeast side of Quail Hill Drive; thence along Quail Hill Drive S. 46-13 E. 150 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Sallie C. Huguenin by Thomas B. Huguenin, Attorney in Fact dated January 28, 1972, recorded in the RMC Office for Greenville, S. C. in Deed Book 935, Page 97.