

FILED  
GREENVILLE CO. S. C.

BOOK 1244 PAGE 153

AUG 8 4 30 PM '72

ELIZABETH RIDDLE  
R.M.C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frances G. Lineberger

(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 **Five Thousand** -----

DOLLARS (\$ 5,000.00 ), 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, **August 1, 1982.**

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 southeastern side of Crystal Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 71 and a portion of Lots Nos. 70 and 72 as shown on a plat of Augusta Terrace prepared by Dalton & Neves, dated March, 1930, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G at page 265, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Crystal Avenue, which iron pin is located 15 feet in a southwesterly direction from the joint front corner of Lots Nos. 72 and 73; thence with a new line through Lot No. 72 S. 29-18 W. 194 feet, more or less, to a point; thence S. 64-26 W. 51.80 feet to a point; thence with a new line through Lot No. 70 N. 29-18 W. 188.9 feet to an iron pin on the southeastern side of Crystal Avenue, which iron pin is located 8.9 feet in a northeasterly direction from the joint front corner of Lots Nos. 69 and 70; thence with the southeastern side of Crystal Avenue N. 60-42 E. 51.1 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Earle M. Lineberger dated August 9, 1948, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 355 at page 343.