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GREENVILLE CO. S. C.

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ELIZABETH RIDDLE  
R.M.C.

BOOK 1254 PAGE 305

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry G. Shaw Builder, 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 Twenty-nine Thousand Five Hundred and No/100 -----

DOLLARS (\$29,500.00 -----), 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

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Trent Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 191 of a subdivision known as Avon Park, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 71 and according to a more recent survey by Jones Engineering Service dated November 4, 1971 entitled "Property of Larry G. Shaw Builder, Inc. Lot 191, Avon Park" recorded in Plat Book 4W at Page 20 has the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Trent Drive at the joint front corner of Lots Nos. 190 and 191 and running thence with the joint line of said lots N. 15-37 E., 152.7 feet to an iron pin at a branch; running thence with the center line of said branch as the line along a traverse line N. 74-56 W., 133 feet to a point; thence continuing with said traverse line N. 84-24 W., 100 feet to an iron pin; running thence S. 10-16 W., 171.7 feet to an iron pin at the joint rear corner of Lots Nos. 191 and 192; running thence with the joint line of said lots S. 73-22 E., 152.5 feet to an iron pin on Trent Drive; running thence with the curve of said drive N. 49-11 E., 40 feet to an iron pin; thence continuing with the curve of said drive S. 83-53 E., 40 feet to an iron pin, point of beginning.