

FILED
GREENVILLE, CO. S. C.

Nov 20 4/17 PM '72

ELIZABETH RIDDLE
First Mortgage on Real Estate**MORTGAGE**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER E. RUMMINGER AND

BEVERLY JEAN RUMMINGER

(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 FORTY THOUSAND AND NO/100 -----

DOLLARS (\$ 40,000.00), 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 wold 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 the State of South Carolina, County of Greenville, known and designated as Lot No. 12, Sylvan Manor and according to a plat recorded in Plat Book 4R at page 23 in the RMC Office for Greenville County, having the following metes and bounds, to wit:

BEGINNING at an iron pin on Stephane Street, joint corner of Lots No. 11 and 12 and running thence, S. 16-58 W., 137.9 feet to an iron pin; thence S. 53-23 E., 65 feet to an iron pin; thence S. 45-23 E., 245 feet to an iron pin; thence N. 60-22 E., 138.6 feet to an iron pin; thence N. 7-33 W., 100 feet to an iron pin; thence N. 49-29 W., 289.4 feet to an iron pin on Stephane Street; thence with the curve of said Street, (the chord of which is N. 81-02 E.,) 70.75 feet to an iron pin, being the point of beginning.