

FILED
GREENVILLE CO. S. C.
JUL 19 12 55 PM '76
DONNIE S. TAKKERSLEY
R.H.C.

BOOK 1373 PAGE 134

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: KIRBY KITTREDGE FOWLER

(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 THOUSAND EIGHT HUNDRED

DOLLARS (\$ 50,800.00), 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,

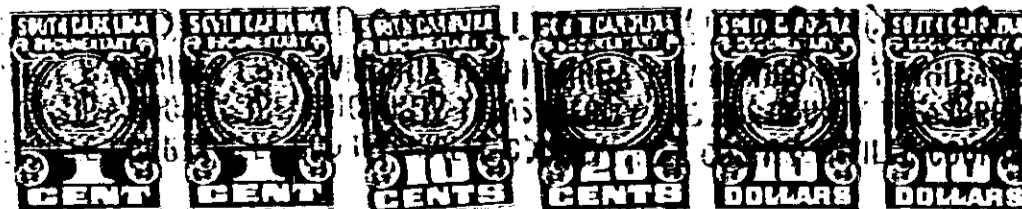
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 in the county of Greenville, state of South Carolina, on the south side of McIver Street in Ward Six of the City of Greenville, and being known and designated as Lot No. 46, and a strip 10 feet wide, perpendicular to the eastern line of Lot No. 46, cut from the rear of Lot No. 46-A, as shown by plat of a subdivision known as Alta Vista, recorded in the RMC Office for Greenville County in Plat Book G, page 20, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service dated March 17, 1955, entitled "Property of E. Herbert Kittredge, Jr. and Marian J. Kittredge", the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of McIver Street at a point 116.66 feet west of the southwest corner of the intersection of McIver Street and Afton Avenue, and running thence along the line of Lot No. 45, S. 4-15 W. 171.8 feet to an iron pin in line of Lot No. 47; thence along the line of Lot No. 47, S. 85-40 E. 116.66 feet to an iron pin on the west side of Afton Avenue; thence along the line of said Afton Avenue, N. 4-15 E. 10 feet to an iron pin; thence N. 85-40 W. 53.33 feet to an iron pin in line of Lots Nos. 46 and 46-A; thence along the joint line of said lots N. 4-15 E. 160.9 feet to an iron pin at the joint corner of said lots on the south side of McIver Street; thence along the line of said McIver Street, N. 85-35 W. 63.33 feet to the beginning corner.

This is the same property conveyed to Frederick Lybrand Fowler, Jr. and Kirby Kittredge Fowler by E. Herbert Kittredge, Jr. & Marian J. Kittredge by deed dated and recorded Sept. 30, 1971 in deed vol. 926 page 262 of the RMC Office for Greenville County, S. C. Frederick Lybrand Fowler, Jr. conveyed his interest to Kirby Kittredge Fowler by deed dated July 15, 1976 and recorded July 19, 1976.

5-20-32



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MORTGAGE

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