

FILED
GREENVILLE CO. S. C.

SEP 21 3 39 PM '76

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1378 PAGE 225

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Charles H. Rutledge and

Mary E. Rutledge, (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 Fifteen Thousand and no/100-----

DOLLARS (\$15, 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 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 State of South Carolina, County of Greenville, City of Greenville, on the southern side of Buckingham Road, and being known and designated as Lot 252 on Plat of Section B of Gower Estates, recorded in Plat Book XX, Pages 36 and 37, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Buckingham Road, joint front corner of Lots 251 and 252, and running thence with the common line of said lots, S. 18-18 E. 243.2 feet to an iron pin; thence S. 81-28 W. 103 feet to an iron pin, joint rear corner of Lots 252 and 253; thence with the common line of said lots N. 18-05 W. 224 feet to an iron pin on the southern side of Buckingham Road; thence with the southern side of said Road N. 70-46 E. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bankers Trust of South Carolina recorded September 21, 1976.



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MORTGAGE

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