

RECORDED  
JUN 11 2 49 PM '78  
JAMES G. WINDLEY  
REC'D.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter E. & Beverly J.  
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 Eighty five thousand & 00/100-----

DOLLARS (\$ 85,000.00 ), 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 County of Greenville, State of South Carolina, on Stephane Street, being shown and designated as Lot No. 13 on plat of Sylvan Manor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 33, and having, according to said plat the following metes and bounds description,

BEGINNING at an iron pin, joint front corner of Lots 13 & 14, thence running with joint line of said lots, N. 72-36 E., 198.3 feet; thence with rear of Lot 13, S. 7-33 E., 320.0 feet to an iron pin, joint rear of Lots 12 and 13; thence with joint line of said lots, N. 49-29 W., 289.4 feet to an iron pin, joint front corner of the eastern side of Stephane Street; thence with Stephane Street, N. 4-08 W., 70.75 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to Mortgagor by deed of Harold J. Seeley, dated December 14, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1093 at Page 809.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX CO.  
STAMP TAX  
34.00  
FE 11218