First Mortgage on Real Estate

FEB II 3 49 PM 1935

MORTGAGE FARNSWORTH

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALFRED C. MANN, JR.

(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 refer-Eight Thousand and No/100-----ence, in the sum of 8,000.00 DOLLARS (\$), with interest thereon from date at the rate of five (5%)

per centum per annum, 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, May 1, 1970

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 Gantt Township, Greenville County, State of South Carolina, on the west side of Mayflower Avenue, being Lot No. 38 on a Plat of Pecan Terrace recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "GG", page 9, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the West side of Mayflower Avenue, at the joint front corner of Lots Nos. 64 and 38, and running thence with Mayflower Avenue N. 17-33 E. 70 feet to an iron pin at bend; thence a curved line, the chord of which is N. 17 W. 41.1 feet to an iron pin on the South side of Pecan Drive; thence with said Drive, N. 51-48 W. 62.2 feet to an iron pin at the corner of Lot No. 39; thence with the line of that lot, S. 45-59 W. 143.4 feet to an iron pin, corner of Lot No. 64; thence with the line of that lot, S. 72-27 E. 150.2 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by A. C. Mann by his deed dated February 2, 1955 and recorded herewith.