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BOOK 709 PAGE 131

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PHILL A. 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 **Eleven Thousand and No/100ths** -----

DOLLARS (\$ **11,000.00**), with interest thereon from date at the rate of **five & one-half** 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,

June 1, 1977,

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**, being known and designated as **Lot No. 256 on a Plat of Augusta Acres, Property of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book "S" at page 201, and having according to said plat the following metes and bounds:**

BEGINNING at an iron pin on the East side of Chatham Drive, at the joint corner of Lots Nos. 255 and 256, and running thence with the line of Lot No. 255 N. 81-47 E. 234.6 feet to an iron pin; thence with the rear line of Lots Nos. 264 and 263, S. 57 E 100.3 feet to an iron pin, joint corner of Lots Nos. 256 and 257; thence with the line of Lot No. 257, S. 81-47 W. 227.1 feet to an iron pin on the East side of Chatham Drive; thence with Chatham Drive N. 8-13 W. 100 feet to an iron pin, the beginning corner.

This is the identical property conveyed to the mortgagor herein by Margaret Carnevale by deed dated March 29, 1957, and to be recorded herewith in the R.M.C. Office for Greenville County.