

FILED
GREENVILLE CO. S. C.

HAR 28 3 09 PM '72

OLLIE FARNSWORTH

First Mortgage on Real Estate R. M. C.

BOOK 1227 PAGE 57

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert A. Dowling, 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 reference, in the sum of Twenty-Four Thousand and No/100ths-----

DOLLARS (\$ 24,000.00), 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, at the southeastern intersection of Kingsburg Road and Trinity Way and being known and designated as Lot No. 44 according to a plat entitled Section I, Northwood Hills, by Piedmont Engineering Service, dated December, 1959, recorded in the RMC Office for Greenville County in Plat Book RR at Page 15 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Kingsburg Road at the joint front corner of Lots 43 and 44 and running thence with the western side of Kingsbury Road, N. 3-40 E. 100 feet; thence N. 10-53 E. 49.8 feet; thence with the curve of the southwestern intersection of Kingsburg Road and Trinity Way, the chord of which is N. 34-11 W. 35.4 feet to a point on the southern side of Trinity Way; thence with the southern side of Trinity Way, N. 79-15 W. 70 feet; thence S. 82 W. 60.5 feet; thence S. 6-03 E. 178.9 feet to a point in the side line of Lot No. 43; thence with the line of Lot No. 43, S. 89-40 E. 115 feet to an iron pin on the western side of Kingsbury Road, the point of beginning.