

GREENVILLE, S. C.

OCT 26 4 50 PM '92

ELIZABETH RIDDLE
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry G. Shaw Builder, Inc. (hereinafter referred to as Mortgagor) SENDS 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 Nineteen Thousand Seven Hundred Fifty and No/100 DOLLARS (\$19,750.00), 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 October 1, 1992

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, 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville in Greenville Township on New Buncombe Road approximately two miles from the City of Greenville and being more particularly described as follows:

BEGINNING at an iron pin on the right-of-way of the State Highway on the New Buncombe Road, 895.8 feet from the northern edge of the sidewalk of Rogers Avenue at its intersection with said highway, thence S. 50-50 W., 300 feet to an iron pin; thence N. 39-10 W., 100 feet to an iron pin; thence N. 50-50 E., 300 feet to an iron pin on the right-of-way of the New Buncombe Road; thence along said right-of-way of the New Buncombe Road, S. 39-10 E., 100 feet to an iron pin point.