

FILED  
GREENVILLE, CO. S. C.

JUL 13 3 51 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1372 PAGE 582

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAROLINA RENTALS, INC.

(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 One Hundred Ten Thousand and No/100 -----

DOLLARS (\$ 110,000.00 ), 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 on the northeastern side of Rushmore Drive and shown on plat entitled Survey for Jack E. Shaw by Piedmont Engineers and Architects dated June 10, 1976 and also plat by Piedmont Engineers and Architects dated June 8, 1976 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northeastern side of Rushmore Dr. and running thence with this property and other property of Jack E. Shaw, N 43-06 E 125.0 feet to an old iron pin; thence turning and running, N 43-43 W 70.0 feet to an old iron pin; thence turning and running, N 43-57 E 81.22 feet to an old iron pin; thence turning and running with this property and property known as Wildaire Estates, III, the following courses and distances: S 39-38 E 47.1 feet, S 18-11 E 83.05 feet, S 18-11 E 37.25 feet, S 15-52 E 75 feet to an iron pin at the joint corner of Wildaire Estates III and other property of Jack E. Shaw; thence running, S 46-28 W 141.75 feet to an iron pin on the northeastern side of Rushmore Drive; thence with said Drive the following courses and distances: N 23-30 W 45.0 feet, N 32-32 W 48.82 feet, N 43-11 W along said Drive to the point of beginning.  
50 ft.

This is the same property conveyed to the Mortgagor by deed recorded in Deed Book 769 at Page 217 of the RMC Office for Greenville County.