

FILED
GREENVILLE CO. S. C.

JUN 6 12 17 PM '92

DONNIE S. TANKERSLEY
R.H.C.

1400 119

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rosa Fair Douglas (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 Forty Thousand and No/100-----

DOLLARS (\$ 40,000.00-----), 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, on June 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 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 at the southeastern intersection of Boxwood Lane and Partridge Lane in the City of Greenville, South Carolina, and being known and designated as Lot No. 14 as shown on a plat of property of E. D. Sloan prepared by Dalton & Neves, Engineers, dated June, 1955, and recorded in the Office of the RMC for Greenville County in Plat Book EE, page 135, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Partridge Lane at the corner of Lots Nos. 14 and 26 and running along the joint boundary of Lots Nos. 14 and 26, S 23-47 E 121.4 ft. to an iron pin at the corner of Lots Nos. 14 and 15; running thence S 69-34 W 200 ft. along the joint boundary of Lots Nos. 14 and 15 to a point on the eastern side of Boxwood Lane; running thence N 22-59 W along the eastern side of Boxwood Lane 75 ft. to an iron pin; running thence around the corner of Boxwood Lane and Partridge Lane, the chord of which is N 18-03 E 36-7 ft. to an iron pin on the southern side of Partridge Lane; running thence N 63-24 E 175 ft. along the southern side of Partridge Lane to the point of beginning.

THIS is the same property conveyed to the Mortgagor by deed from Minor Herndon Mickel, said deed recorded in RMC Office for Greenville County, South Carolina in Deeds Vol. 1056 at Page 592 on MAY 16, 1977.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-677 STAMP TAX P.B. 11218
16.00

4328 RV-2