ages 1412 page 117

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GREENVILLE, CO. S. C. COT & 9 53 AV 'TO GREEN S. TANKERSLEY H.H.C.

First Mortgage on Real Estate

## **MORTGAGE**

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: K. S. D., INC., a Corporation

(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-Five Thousand and No/100 - - - - - - - - - - - - DOLLARS (\$ 25,000.00 ), 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 State of South Carolina, County of Greenville, City of Greenville, on the South side of East North Street, shown as a portion of Lot No. 2 of Block 5 on plat of Boyce Addition, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book ZZ at pages 934 and 935, and having, according to plat entitled "Property of K.S.D., Inc." prepared by H. C. Clarkson, Jr., R.L.S. dated February 17, 1965, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern edge of East North Street, said point being 100 feet West of the Southwest intersection of Manly Street and East North Street and running thence S. 16-07 E. 170.45 feet to a point on the Northern edge of a 15 foot alley; thence with said alley, S. 76-0 W. 35.66 feet to a point; thence N. 16-07 W. 170.45 feet to a point on the Southern edge of East North Street; with said Southern edge of East North Street, thence running N. 76-0 E. 35.66 feet to the beginning point.

Being the identical property conveyed to the Mortgagor herein by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 611 at page 417 and Deed Book 611 at page 418, Deed from James B. Moore, et al and Schaefer Kendrick, et al and recorded on Dec. 1, 1958.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX RB. 11218

**MORTGAGE** 

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