

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } SS:

MORTGAGE
 Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Claude D. Brown

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Ten Thousand and no/100

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of six per centum per annum, 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.

August 1, 1965

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 hereby 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, Township of Austin containing 30.60 acres and being the southern part of tract no. 3 according to a plat of the Nannie C. Fowler property made by W.J. Riddle dated May, 1947, said plat being recorded in plat book P at page 125 and recorded in the R.M.C. Office for Greenville County and being more fully described according to said plat, to-wit:

Beginning at a maple on a branch where a County Road crosses said branch and being the corner of tracts nos. 3 and 4 and running thence along said County Road, being known as Jones Mill Road, N 37 W, 258 feet; thence N 47 W, 300 feet; thence N 71 W, 228.5; thence N 78-30 W, 372 feet; thence N 80-30 W, 848 feet; thence N 62-15 W, 350 feet; thence N 70-15 W, 271.5 feet to the intersection of another County Road with said Jones Mill Road; thence along said intersecting road, N 10-30 E, 290.10 feet to dividing line between the southern and northern portions of tract no. 3 and the northern portion of which is now owned by P. W. Hunter; thence with said dividing line, N 83-25 E, 783 feet; thence Due East, 1085 feet to branch which was previously referred to; thence along said branch, S 32 E, 245 feet; thence S 33-15 E, 395 feet; thence S 26 E, 320 feet to the fork of two branches; thence along the joined branches, S 7-15 W, 455 feet to the point of beginning, said property being bound by a branch and tract no. 2 on the last Jones Mill Road on the south, a County road on the west and property of P. W. Hunter on the north.

This being the identical property as conveyed to the mortgagor by deed of Roy F. King dated April 10, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Book 432 at Page 279.