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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:

John Irby and Ester Irby

(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 Eight Hundred and no/100DOLLARS (\$ 800.00), 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.

September 1, 1958

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, in Fairview Township and on the edge of the corporate limits of the Town of Fountain Inn being known as lots nos. 38 and 39 in Woodland Heights according to a plat made by Lilla H. Jones and Essie Mae Jones by Lewis C. Godsey dated May, 1954 and recorded in the R.M. C. Office for Greenville County in Plat Book EE at Page 101 and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the intersection of Rabbit Row and Woodland Drive and running thence S 86-43 E, 100 feet to the dividing line of lot 38 and 39; thence S 86-43 E, 18.1 feet to an iron pin; thence S 51-44 E, 63 feet to an iron pin; thence S 87-54 E, 178.3 feet to an iron pin on a branch; thence along said branch N 6-09 E, 144.8 feet to an iron pin; thence N 78-15 W, 226 feet to an iron pin on Woodland Drive; thence along Woodland Drive S 14-00 W, 172.7 feet to an iron pin, being the point of beginning.

Said property being bound on the north by lot no. 37; on the west by Woodland Drive; on the South by Rabbit Row and other property and on the East by a branch as shown on said plat.

Said property being the same as conveyed to the mortgagors by two deeds from Lilla H. Jones and Essie Mae H. Jones, one bearing the date of August 17, 1954 and recorded in the R.M.C. Office for Greenville County in Deed Book 507 at page 49 and the other being dated August 11, 1955 and to be recorded in the R.M.C. Office for Greenville County at the time of recordation of this instrument.

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